

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
AUGUST 8, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson
Brian Grambort
Amy Haney, Chairperson
David Maniet
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director, Planning and Development
Allison Hennie, Urban Designer
Chris Parmelee, Assistant Building Commissioner

2. Approve the minutes of the July 11, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the July 11, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Ms. Hennie read the Opening Remarks into record.

Items 21 and 22 were Summary Approved at the pre-review meeting on August 1, 2019. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

21. Docket No. 08-83-19

13415 Madison Avenue
Thai Thai

- () Approve
() Deny
() Defer

Steven Foster
The Sign & Graphics Firm

Applicant proposes storefront signage. (Page 91)

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the summary approved. All the members voting yea, the motion passed.

22. Docket No. 08-84-19

13417 Madison Avenue
Vibe Lakewood

- () Approve
() Deny
() Defer

Steven Foster
The Sign & Graphics Firm

Applicant proposes storefront signage. (Page 94)

Docket No. 08-84-19, 13417 Madison Avenue, Vibe Cleveland, is Summary Approved with the following condition:

- The west-facing "LAKEWOOD" is also white.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the summary approved with the following condition(s):

- All the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof.
(Page 5a)

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the item. All the members voting yea, the motion passed.

Applicant proposes the demolition and construction of a new single-family home. (Page 7)

Concerns and/or Comments

Proposed structure would enhance the neighborhood.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition:

- All the members voting yea, the motion passed.

Page 2 of 8

Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Staff stated there was a request for a deferral.

() Approve
() Deny
() Defer

() Approve
() Deny
() Defer

☐ Approve
☐ Deny
☐ Defer

Page 3 of 8

Applicant proposes a new storefront door for the property at 1640-42 Hopkins. (Page 17)

- | | | | |
|-----|-----------------------|---|------------------------------------|
| 10. | Docket No. 07-66-19-A | C | 12102 Madison Avenue
Hola Tacos |
|-----|-----------------------|---|------------------------------------|

- () Approve
() Deny
() Defer
- Juan Vergara
Barroco
10456 Oak Branch Trail
Strongsville, Ohio 44149

Applicant proposes storefront renovation and patio enclosure. (Page 19)

Sara (last name is illegible on sign-in sheet) was present to explain the updated requests. Discussion ensued about the reduction of parking spaces and the proposed concrete area in front of Liliana Bridal. Discussion continued about the parking spaces and sidewalk for Hola Tacos.

Staff, the Board and representative focused on Liliana Bridal.

A motion was made by Ms. Haney, seconded by to **APPROVE Docket 07-65-19-A** w/condition(s):

- Reduce the number of parking spaces from three to two.

All the members voting yea, the motion passed.

Staff, the Board and representative focused on Hola Tacos. The Board and staff said the drawing/site plan was not detailed enough; it was a safety issue.

Public comment was closed for Docket 07-65-19-A and 07-66-19-A as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER Docket 07-66-19-A**. All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 08-73-19 R 2175 Arthur Avenue

- () Approve Jonathan Litten
() Deny 2175 Arthur Avenue
() Defer Lakewood, Ohio 44107

Applicant proposes renovation of front porch stairs and installation of railing. (Page 21)

Staff stated the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

- Docket No.** 08-74-19 R 16300 Clifton Boulevard

- () Approve
() Deny
() Defer
- Everett Jones
16126 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes to refurbish masonry piers at front steps and build a new platform and steps. (Page 25)

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

() Approve James A. Yorks
() Deny James A. Yorks Architect & Assoc.
() Defer 1244 Smith Court
Rocky River, Ohio 44116

Ronnie Willoughby, property owner and George, represent of James A. Yorks Architect & Assoc. were present to explain the request. The Board asked about the side of the house, railings on the stairs, panels under the porch. The Board liked the proposal. Public comment was closed as no one addressed the issue.

() Approve
() Deny
() Defer

Ferenc Bucsayi
A E Property Services LLC
3397 W. 135th Street
Cleveland, Ohio 44111

Ferenc Bucsanyi, A E Property Services LLC, applicant was present to explain the request. Staff and Board asked about the finish on the piers and railings. Detailed elevations and materials were needed for approval. Discussion continued about having a metal roof, trusses, exposed fasteners, porch skirting, materials, colors, etc. Public comment was closed as no one addressed the issue.

() Approve	Andrew Ecker
() Deny	ACE Design, LLC
() Defer	1361 Gladys Avenue Lakewood, Ohio 44107

Andrew Ecker, ACE Design, LLC, applicant was present to explain the request. discussion commenced about setbacks of the proposed home and neighboring homes, asked for details about the window wells, the pitfalls of stucco in contact with snow, slope of the roofs and gutters, aesthetics/views from the street of the front porch and driveway side, possible landscaping, colors. Staff asked the Board to address the design examples of existing mid-century homes in Lakewood, as shown on the presentation. Public comment was closed as no one addressed the issue. Letters from the public had been presented to the Board (made part of record).

The CoLab

- () Approve
- () Deny
- () Defer

Maureen Koopman
The CoLab LLC
1556 Belle avenue
Lakewood, Ohio 44107

Applicant proposes storefront renovation. (Page 76)

Maureen Koopman, The CoLab LLC, applicant was present to explain the request. the Board inquired if transom windows existed, if bottom windows existed, paint colors for trim and doors. Staff advised the applicant applied for the storefront program. Signage would be reviewed later. The Board said it was a nice update. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the note **the color of the paint is grey**. All the members voting yea, the motion passed.

SIGN REVIEW

20. **Docket No. 08-82-19**

C 13619 Detroit Avenue
Toni's Pizza Shop

- () Approve
- () Deny
- () Defer

Aldo Dure
BNext Awnings & Graphics
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes signage on a replacement awning and illuminated channel letter sign. (Page 85)

Aldo Dure, BNext Awnings & Graphics, applicant was present to explain the request. The Board questioned the difference between the proposed and the existing awnings. Staff reminded the Board and public of the Comprehensive Sign Package approved in May 2015; hence the reason for the current proposal. Public comment was closed as no one addressed the issue. The Board liked it and suggested the sign package could be updated for future applications.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

23. **Docket No. 08-85-19**

13702 Detroit Avenue
Synergy HomeCare

- () Approve
- () Deny
- () Defer

Daphne Slawski
Synergy HomeCare
13702 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the change of an existing black sign with a new business company sign. (Page 97)

Karmin Jokilehto, representative, was present to explain the request. Discussion ensued about colors, size. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

COMMUNICATION

24. **Docket No. 08-86-19**

15527 Madison Avenue

Barrio

The Department of Planning and Development administrative staff will deliver a communication regarding a Public Art Mural project at Barrio, 15527 Madison Avenue. (Page 103)

Staff provided a brief introduction. Tom Leneghan, Barrio, was present to explain the request. Discussion began by addressing the materials, the City's recommendations, caution against painting brick. Public comment was taken.

The Board members decided to **RECEIVE AND FILE** the communication.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 8:25 p.m. All the members voting yea, the motion passed.


Signature

12 SEPTEMBER 2019
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Kevin English

Kevin English

2. Micki Thomas

Micki Thomas

3. Marie-France Schreiber

Marie-France Schreiber

4. Linda Barbero

Linda Barbero

5. DAVID DELHAR

6. Beth H. H. H.

7. Debra Swartz

Debra Swartz

8. Linda Sprunzer

Linda Sprunzer

9. Sara Annunzio Diogo

Sara Annunzio Diogo

10. Ronnie Wilcox

Ronnie Wilcox

11. ANDREW ERKER

Andrew Erker

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, August 8, 2019



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. MELO REINHOLD

[Signature]

2. LARRY SMITH

[Signature]

3. Anthony Lys.

[Signature]

4. MAUREEN KORMAN

[Signature]

5. ALDO DURZ

[Signature]

6. Karmin Jokilehto

[Signature]

7. T. LEWEGHAN

[Signature]

8. _____

9. _____

10. _____

11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, August 8, 2019

Johanna Schwarz

From: Steve Mariakis <stevemariakis@gmail.com>
Sent: Friday, July 12, 2019 9:26 AM
To: David Anderson; Meghan George; Tristan Rader; Tom Bullock; Daniel O'Malley; John Litten; Sam O'Leary; Planning Dept; bryce.sylvester@lakewoodoh.ne; Ron Wank; Julie Nichols; Mike Andrews (mipand@yahoo.com)
Subject: Parkwood Rd

After a review of last night's ABR meeting, to see the extension of this building come on to Parkwood is wrong. Solove is caving in to one person's suggestion (Ms. Hainey) to move it from Wyandotte to Parkwood simply to avoid a variance? It was originally proposed to be on Wyandotte. Clearly, Ms. Hainey has all the clout on this board and Solove will do anything to get this done. The pool will NOT enjoy any afternoon/evening sun and the views from the upper floors will look over the west parking lot and Bruce's automotive. Even with the "L" on Parkwood, if you are on the upper floors east side, you will only see the south side of the building that's on Detroit. No views of Downtown at all. Not even a sunrise. Good luck renting those units.

All the renderings we have seen only shows views from Detroit looking south. If we saw any renderings of what this will look like 3 or 4 houses up on Parkwood looking north, I think you would be shocked.

I still support the idea of closing off Parkwood at Detroit as a cul-de-sac or with retractable bollards. Since Bunts and Wyandotte had little representation in this fight, it's all on Parkwood to bear the brunt once again. If there is something that will help our peace of mind as residents, put the extension on Wyandotte and close off Parkwood.

--

Steve Mariakis
stevemariakis@gmail.com

Johanna Schwarz

From: George Quil <quilg@cox.net>
Sent: Monday, July 15, 2019 5:01 PM
To: Mayor's Office; Planning Dept; Bryce Sylvester; John Litten; Meghan George; Tristan Rader; Tom Bullock; David Anderson; Sam O'Leary; Daniel O'Malley
Cc: carolyn gregory
Subject: 13900 Lake Avenue

Dear Mayor Summers, Members of Lakewood Planning Commission and City Council,

As the City's approval process is coming to an end regarding 13900 Lake Avenue I would like to share a few final thoughts:

- I am disappointed four houses are being squeezed into an area where three houses is more appropriate. Yes, mine is a subjective opinion but based on the symmetry of the surrounding homes and past decisions, I believe three would have been a better choice.
- Your example of the various setbacks of homes situated between Wilbert and Homewood is a bit misleading. These homes (one of which is my residence) cascade west and provide an appealing visual flow. In addition, the smallest setback has the benefit of being on the corner of Lake and Homewood. This is in contrast to what will be an abrupt "jetting out" of the proposed homes at a setback much less than the adjoining residences.
- It is my understanding and I may be incorrect, years ago the City required the Marathon station to install the existing southern wall to be setback to its current location so it would better flow with the adjacent houses. If this is true, to now reverse that decision and allow the proposed houses a lesser setback is confusing.
- For future projects of this impact I would suggest you review the process of notification to the public. I understand the City began discussions in November 2016 yet no public discussion until sometime in 2019.
- In addition, a project of this magnitude should require notification to more than just the adjoining neighbors. I understand for a simple variance of the placement of a garage, in a back yard, may only require notification to the adjacent homes. This project seems to have a much broader impact to the neighborhood. I always understood the concept of the "reasonable man" to be a good guide. My feeling is the reasonable man would not be much concerned about backyard garage placement versus the symmetry and flow of one of the premiere streets of Lakewood.
- I realize it is a challenging job to satisfy everyone. I will always be curious as to how many supporting comments you have received as compared to those opposed. Also, I would like to recognize the work of Carolyn Gregory. She has worked very hard and from my viewpoint has many great questions. Does the City owe her the courtesy of a response to each of her questions/points?

Thank you for taking time to review my comments.

George W. Quil
13468 Lake Avenue

Johanna Schwarz

From: Marie-France Schreiber <mfsconx08@att.net>
Sent: Wednesday, July 31, 2019 6:27 PM
To: Bryce Sylvester; Alex Harnocz; Planning Dept
Cc: Daniel O'Malley
Subject: Proposed Demolition of 1025 Nicholson before ARB

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This letter is for the City of Lakewood Board of Building Standards/Architectural Board of Review/Sign Review

RE: Proposed Demolition of 1025 Nicholson

Dear Board Members:

On July 11th, I was unable to attend the review meeting because of a death in the family and was shocked to read on the agenda the request to demolish and construct a new single-family home at 1025 Nicholson Avenue, built by architect **Oliver N. Chamberlin** on April 10, 1923. I was elated to see that after two years on the market this property had finally sold, but certainly never expected the new owner to move forward with demolishing the house after paying such a hefty price tag.

I believe the City would be setting a dangerous precedent by allowing our century old housing stock to be indiscriminately demolished for more modern architecture, especially when the existing home has a Construction Quality rating of AA / EXCELLENT+ with Cuyahoga County in a neighborhood that has a rating of 1/MEETS by the Lakewood Residential Housing Survey. This is a home that has underwent many upgrades since its erection and, most recently in 2009-2010, new construction that secured a \$20,700 tax increase. The home has never been vacant, or neglected, and seems to be in excellent condition, so why would it be slated for demolition?

I also find it most interesting that the property directly north of 1025 Nicholson, 1015 Nicholson, as well as the property at 1386 Edwards were both built by the same architect, **Oliver N. Chamberlin**. 1015 Nicholson was approved for demolition in 2016, and 1386 Edwards is slated to be demolished to make way for a Lakewood Beer Garden and Food Truck Park after being moved decades ago from the corner of Detroit and Orchard Grove. Does the City have it out for this architect? Shouldn't the ARB preserve the legacy of Cleveland architects in Lakewood?

When I joined the Housing Committee in 2012 to rewrite the Lakewood Community Vision, I felt very strongly about our Housing Vision: *Protect and enhance the quality and character of our residential neighborhoods*. If Goal 2 is to *Proactively maintain and improve our housing stock*, then why are we opting to demolish a perfectly good home, with historical significance? If our objectives in **Building Connections** is to *Work with Realtors to market Lakewood effectively to potential homeowners*, then why are they not communicating to buyers that Lakewood is trying to *Preserve the historic character of residential neighborhoods through education and support of quality design* when **Thinking About Tomorrow**, rather than razing structures on existing lots. Buy an empty lot if you must build new!

The proposed new home's architecture does not fit the character of other century homes on Nicholson, or in the City of Lakewood. In the past, the City has saved structures that were in deplorable conditions and brought them back to viable housing stock, thus spurring our economic growth. I can think of three on Grace Avenue alone, where I formerly lived, which I fought very hard to save and supported their revitalization.

As the caretakers for maintaining our most valuable asset, I strongly encourage you to uphold and enforce the strict architectural standards set forth in our Community Vision for Housing and not allow this proposal to go forward.

Respectfully yours,

Marie-France Schreiber

Nicholson/Clifton Boulevard

cc: Dan O'Malley, Ward 4 Councilman

Marie-France Schreiber
Nicholson/Clifton
cell (630) 279-2395
email mfsconx08@att.net

Ann A. Bish
1142 Webb Rd.
Lakewood, OH 44107

Bryce Sylvester
Architecture Review Board
City of Lakewood

Dear Bryce,

I recently became aware of and reviewed the proposal for the request to demolish and construct a new single-family home at 1025 Nicholson Avenue. The proposed new home most shockingly and glaringly does not fit the architecture and character of the other homes on the street or in the City.

I'm very concerned that the City is allowing this to happen. Permitting buyers to purchase valuable property with existing homes, in excellent shape, and demolish and rebuild homes that don't fit the character of the existing housing stock, is setting a very dangerous precedent. The home in question was rated 1 / MEETS in the initial Residential Housing Survey conducted in 2012 and has a Construction Quality rating of AA / EXCELLENT+ with Cuyahoga County. It also underwent new construction in 2009-2010, which led to a \$20,700 tax increase. Lakewood is known as the City of Beautiful Homes because of their historic character and unique architecture. These traits alone set it apart from most other suburbs in the greater Cleveland area and is a large reason why homeowners are currently flocking to live in this City and paying premiums for houses that are approaching the century mark. There are unique challenges that come with owning a century home, most have been modified from the original structure and require renovation. If the City allows these homes to be demolished and rebuilt without enforcing strict architectural standards, it is jeopardizing the very reason people choose to live in this community.

The Building and Planning Commission and ARB are the gatekeepers for maintaining our most valuable asset; our housing stock, our economic engine. I strongly encourage them to uphold the high standard laid out in its Community Vision to "Preserve the historic character of residential neighborhoods through education and support of quality design" without exception and not allow this proposal to go forward.

Regards,



Ann A. Bish

CC:

Mayor Summers
Sam O'Leary, Council President
Dan O'Malley, Ward 4 Councilman

Johanna Schwarz

From: John Pyke <johnpyke@att.net>
Sent: Monday, July 29, 2019 4:29 PM
To: Ann Bish; Planning Dept
Cc: Mike Summers; Sam O'Leary; Daniel O'Malley
Subject: RE: 1025 Nicholson Ave.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gentlemen, I join Ann Bish in urging the City to preserve this classic Lakewood lakefront house and endorse her statements. Although built in 1923, according to County records, it has been lovingly cared for by the Brzytwas and Wasimers. There is no need to replace it with a design out of character for Lakewood. I request that Ann's letter and this endorsement be entered into the Planning Commission and ARB records.

John S. Pyke, Jr.
17808 Lake Road, Lakewood
Advisor, Lakewood Heritage Advisory Board
Honorary Trustee, Lakewood Historical Society

Sent from [Mail](#) for Windows 10

From: [Ann Bish](#)
Sent: Monday, July 29, 2019 1:38 PM
To: planning@lakewoodoh.net
Cc: mike.summers@lakewoodoh.net; Sam.OLeary@lakewoodoh.net; Daniel.OMalley@lakewoodoh.net
Subject: 1025 Nicholson Ave.

Please see attached letter.

Ann A. Bish
Ph: 216-221-6289
Cell: 216-394-8635
e-mail: ann.bish@yahoo.com

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>DAN Bulzan</u>	<u>311 Cornwell Rd, Rocky River</u>
<u>Shonda Joy</u>	<u>18159 Clifton Road</u>
<u>Paul Lee</u>	<u>18159 Clifton Rd</u>
<u>Marlie Rose</u>	<u>1273 Belle Ave.</u>
<u>Patricia McLaughlin</u>	<u>1282 Belle Avenue</u>
<u>Nacey Canale</u>	<u>15630 Lakewood Hts</u>
<u>John Canale</u>	<u>15630 Lakewood Hts</u>
<u>Emily Klenotic</u>	<u>1464 Lewis Dr 44107</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

M. Cullen Carey

14661 Elbur

Patty Mengay

former resident

Joanne Duric

1231 Bunt Rd

Why!!

Barbara Manburg

1475 Grace Ave.

Linda Hender

former Cordova Ave resident

Ann Marie O'Chick

1047 Forest Cliff

Lana McElgea

1602 Ridgewood ave.

Barbara Brown

13616 Banyon Ave

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Jed Pearlman

17487 Shaw Ave

Jan Pearlman

17487 Shaw Ave

Jenna Sheens

1208 Granger Ave.

James Marano

2101 Belle Ave

Paul Pickren

27906 Siles Bay Village

Bill Stambaugh

1366 Kenilworth

Daniel Poslet

19996 Abigail Lane

BOB POPP

1299 CHASE

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>Michelle L Bird</u>	<u>1480 Warren RD, 414 LRD</u>
<u>Emily Cernia-Barkley</u>	<u>12717 Arliss Drive</u>
<u>Laura Falkenstine</u>	<u>1531 Winton Ave</u>
<u>Maria Gerkenberger</u>	<u>11008 Lincoln Ave</u>
<u>Lori Zifker</u>	<u>1475 Marquette Clarence Ave.</u>
<u>BRIAN WAGNER</u>	<u>1388 Fry Ave</u>
<u>Jane Sardelle</u>	<u>1272 Andrews Ave</u>
<u>Lisa Gonzalez</u>	<u>1492 Wyandotte Ave</u>
<u>Beth Cruz</u>	<u>1492 Wyandotte Ave</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>BON HUDAK</u>	<u>14633 LAKE AVE</u>
<u>KYLE VAN WHY</u>	<u>17811 N CLIFTON DR</u>
<u>Billy Greene</u>	<u>2069 Elmwood Ave</u>
<u>Justin Greene</u>	<u>2069 Elmwood Ave</u>
<u>Marian Graham</u>	<u>1295 Bonview Ave</u>
<u>Chris Masulovich</u>	<u>12950 Clifton Blvd</u>
<u>Lisa M. L.</u>	<u>1204 Virginia Ave</u>
<u>GARY POWERTI</u>	<u>1670 Elmwood AVE</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>LAURA HUDAK</u>	<u>14633 LAKE AVE.</u>
<u>ANGELA JAYACK MIXLICH</u>	<u>1258 COOK AVE</u>
<u>Giorgiana Lasch</u>	<u>9500 Vienna Dr. Parma OH</u>
<u>Rita Vach</u>	<u>14906 Lake Ave. #4407</u>
<u>Michael Mackay</u>	<u>13428 LAKE AVE LKWD, 44107</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Mary Horvath

1390 Phelps Ave Nw 44107

Jean Lukas

former resident

Paul & Mary Janks

1181 W. CLIFTON BLVD.

Jack Filak

1051 Wilbert Rd Lakewood

DAN CALMER

1614 LAKEWOOD

Jim Anderson

17427 Clifton

Debbie Zanger

1106 Nicholson

Debra A. Newell

2716 Lincoln Ave (Parsippany)

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank your for your service to our community.

Name

Address

Mary Rita Fallon (former)

18824 Rocky River Oval 44116

Anne Fallon Carny (Former)

4617 W. 224 Fairview Pk 44126

Sarah McNeely

15127 Lake Ave #102 Lake, Ave 44102

Pauland McNulty

15127 Lake Ave #101

Jen Murray

1428 West Clifton Blvd LKWD

Yery Wall

18152 Clifton Road

Donald Benko

72900 Lake Ave, Apt 421, Lakewood, OH 44127

SF Zuck

1188 French Ave Lakewood OH 44107

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Jeff Weifley
ARLYCE RYAN
Kathleen Stepan
Joseph Stepan
Arbit Nichols
Barbara Christy
Jesse Mackay

1670 Elmwood Ave
1280 HATTAWAY
17118 Hilliard Rd
17118 HILLIARD RD
2165 Northland Ave.
16919 Lake Ave.
13428 Lake Ave

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

JOHN A. HUBBELL

12203 CUFTON BLVD #30

Brooke Pillets

1477 Waterbury Rd.

Chris Lewis

1477 Waterbury Rd.

Gayle Cratz

19000 Lake Rd #509 88116

Eileen Harshman

1473 Robinwood Lknd 44107

Jean Martin

1192 Westlake Ave Lknd 44107

Gary Richards

11527 Lake Ave Cle.

John Kopiso

1266 Hathaway Ave. Lakewood, OH
44107

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>Catherine Pesti</u>	<u>1556 Wyandotte</u>
<u>Monica Gony</u>	<u>1610 Parkwood Rd</u>
<u>Victoria Delzeth</u>	<u>34 Octavia St, San Rafael, CA</u>
<u>AARON ESPECK</u>	<u>1266 OVERLOOK RD</u>
<u>VIVIAN MURRAY</u>	<u>1238 NICHOLSON</u>
<u>Katie Biter</u>	<u>12816 Belle Avenue</u>
<u>MARY PINNO</u>	<u>12223 MADISON AVE</u>
<u>RAEEN PINNO</u>	<u>12223 MADISON AVE</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>Julia Rutkowski</u>	<u>17702 Archdale Ave</u>
<u>Mary Kendra</u>	<u>17700 Archdale Ave</u>
<u>Peggy Jones</u>	<u>1521 Parkwood Ave.</u>
<u>MARTIN JONES</u>	<u>1521 PARKWOOD AVE</u>
<u>Jim SINATRA</u>	<u>2140 WOODWARD AVE</u>
<u>Kimberly Gregory</u>	<u>former resident - Clifton</u>
<u>Nancy Lyman-Davis</u>	<u>former resident - Hird Ave</u>
<u>Rosmarie Pesti</u>	<u>15516 Wyandotte</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

LINDA BRADY

394 SHERRY LN. BEREA 44017

JOANNE WALTON

1564 BELLE AVE, LAKEWOOD

Sandy Kovach

13437 Lake Ave. Lkms

Mary Rogers

1320 BELLE AVE

Gill Snicker

Former Resident

Karen Hruska

12700 Lake Ave #1501

David Dashiell

17894 Clifton PK Ln

Louise Garmay

2052 Ruckley Ave.

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Laura Randel

1236 St. Charles Ave.

Kathy Heidelberg

17852 Clifton Blvd. 44102

Sandra Regula

Former Lakewood

Rachel Regula

Former Lakewood

Kip Smith

1237 Granger Blvd

Julia Heidler

2115 Riverside Dr.

Sonia Rosberg

2148 Atkins

William Garvey

1610 Parkwood Rd

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

W. A. Bisher

1142 Webb Rd.

D. B. Bisher

14312 GARFIELD

Andrea Ackerman

1495 Lakeland Ave.

Thom Rountree

1427 Owego Ave.

Karen Clark

14312 Detroit Av #1442

Connie Bielawski

1424 Westwood Ave

Kathy George

1420 Westwood

Azmar Queen

12900 Lak Ave.

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name	Address
<u>Ann L. Egerth</u>	<u>12900 Lakewood Ave. #1923- Hwd 44107</u>
<u>Kyle Stelt</u>	<u>1602 Belle Ave</u>
<u>Adam Moore</u>	<u>2152 Morrison, Hwd</u>
<u>Linda M. Baker</u>	<u>2249 Olive Ave, Lakewood</u>
<u>Sarah Dodd</u>	<u>1630 W 44th Ave Lakewood 44107</u>
<u>Kathy Shortland</u>	<u>2122 Overbrook Ave. Lakewood</u>
<u>Raeann Vaughan</u>	<u>14909 Clifton Lakewood</u>
<u>Kimberly Grogg</u>	<u>1075 Kirtland Lane</u>

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Lisa Allerman

1229 Nicholson

Sybil Waterman

1250 Belle Ave

Christine Limer

13231 Main Ave

Jeff A

1584 Onondaga Ave.

Beth Ann Komara

1584 Onondaga Ave.

Joanne Rassin

1231 Bunk's Rd. Lakewood

Sharon M. Young

1445 Lauderdale Ave Lakewood

[Signature]

17305 Madison Ave Apt 1 Lakewood

To: The Architectural Board of Review
From: Lakewood Residents
Re: 1025 Nicholson - Proposed Demolition
Date: August 3, 2019

We, the following, oppose the proposed demolition of 1025 Nicholson Avenue. Our historic neighborhoods and architecturally unique homes are very important to us as a community and this home is a fine example of early 20th century architecture, designed by prominent Cleveland architect, Oliver Chamberlin in 1923. The home is rated AA/Excellent+ condition by the County and received the highest rating in Lakewood's recent Survey of Homes. It is of a quality no longer available, has never been vacant or neglected. Furthermore, the proposed new home does not fit the architectural character or quality of the neighborhood, but would be a perfect fit in North Royalton or Avon.

Please, VOTE NO on the "erasing of our history" proposed at 1025 Nicholson Ave. Thank you for your service to our community.

Name

Address

Andrea Mueller

1367 Andrews Ave

Mason Orlando

1426 Arthur Ave.

Richard Cook

1368 ST. CHARLES

Elizabeth Halko

17458 Norton Ave.

Alexis Banhidy

13828 Clifton Blvd.

Erick Vowse

1213 Hall Ave.

Mary Jo Rimke

1475 Clarence Ave

Carol Busine Mackenzie

16737 Main Avenue #7

Docket No. 08-77-19
Vacant Lot (proposed 1315) Donald Avenue

This letter is in response to the above Docket. I am not in opposition to a house being built at 1315 Donald Ave. I am, however, in opposition to *this* house being built there. I do have major concerns about the water run off from that style of house. We already see a lot of water with our current set up (water in basement and in garage is sometimes an issue) and I foresee that roof and house style only increasing this issue.

My largest concern however is the stark contrast between this very mid-century modern revival style house and our Lakewood houses. The very first time I came to Lakewood I fell in love with the charming Craftsman houses, and now a Lakewood homeowner, I am trying my absolute hardest to update my home, whilst still keeping the charm and character that is so quintessentially Lakewood. Isn't that the core of our city? Hard working folks who do their best to restore their houses, preserve the past, with a strong sense of community and look towards the future? I have never seen a house like this in Lakewood and I worry this would be the start of a trend, ripping down antiques and building whatever style of home is in vogue at the time.. I worry we will lose what makes Lakewood so special.

I respectfully oppose,

Kristen A. Klann

Property owner of 2-family home
1307/1309 Donald Ave.
Resident at 1307 Donald Ave.

8/8/2019

Alan Harnocz
Lakewood Planning and Development
Re: V/L Donald Ave.,

David Griffiths
1311 Donald Ave
Lakewood, Oh

Hello Alan,

Enclosed are some concerns about V/L 1315 new construction. You may hear from Kristy Klann owner 1307/09, Jason Zook owner 1314/6 Donald, and my house 1311 Donald (next door to subject lot). Jason did not receive a letter. Due to a 6 day notice we had to scramble.

The Stucture –

The first thing the neighbors and I noticed was a flat roof and stucco siding. This by no means fits the Lakewood motif. Would this be allowed on Clifton Blvd? The center of attention for the house faces the RR tracks. Terrible idea. I hope the buyers are ready for rock throwing and constant passer byers 20 ft away from the southern side. It would be nice if the front porch was facing Donald Ave. like the rest of us. I guess they didn't look up police reports for this area. Constant 'riff-raff' cuts through the tracks from Donald to Thoreau and vise versa. That will be the buyers problem. Norfolk and Southern could care less.

Water Run Off –

There have been a few landscaping changes that have taken place since 2010 that have created a run off problem. The garden that used to be behind 1286 Thoreau has been removed. A row of trees has been planted east to west behind 1286. This has created flooding during rains. If you look at the landscape, it's obvious the is a low point behind 1315 with *no place* for water to go. This season, 1286 Thoreau couldn't cut his lawn/lots until June. Water will get to be 4-5" deep. It will also creep into the backyards of 1307 and 1311 Donald. There is no telling what a build-up for the new structure will affect this situation. To disregard the run-off issues could lead to more problems for 1307/9 and 1311 Donald and the Corky's cliental.

See the pictures.

Simply put -

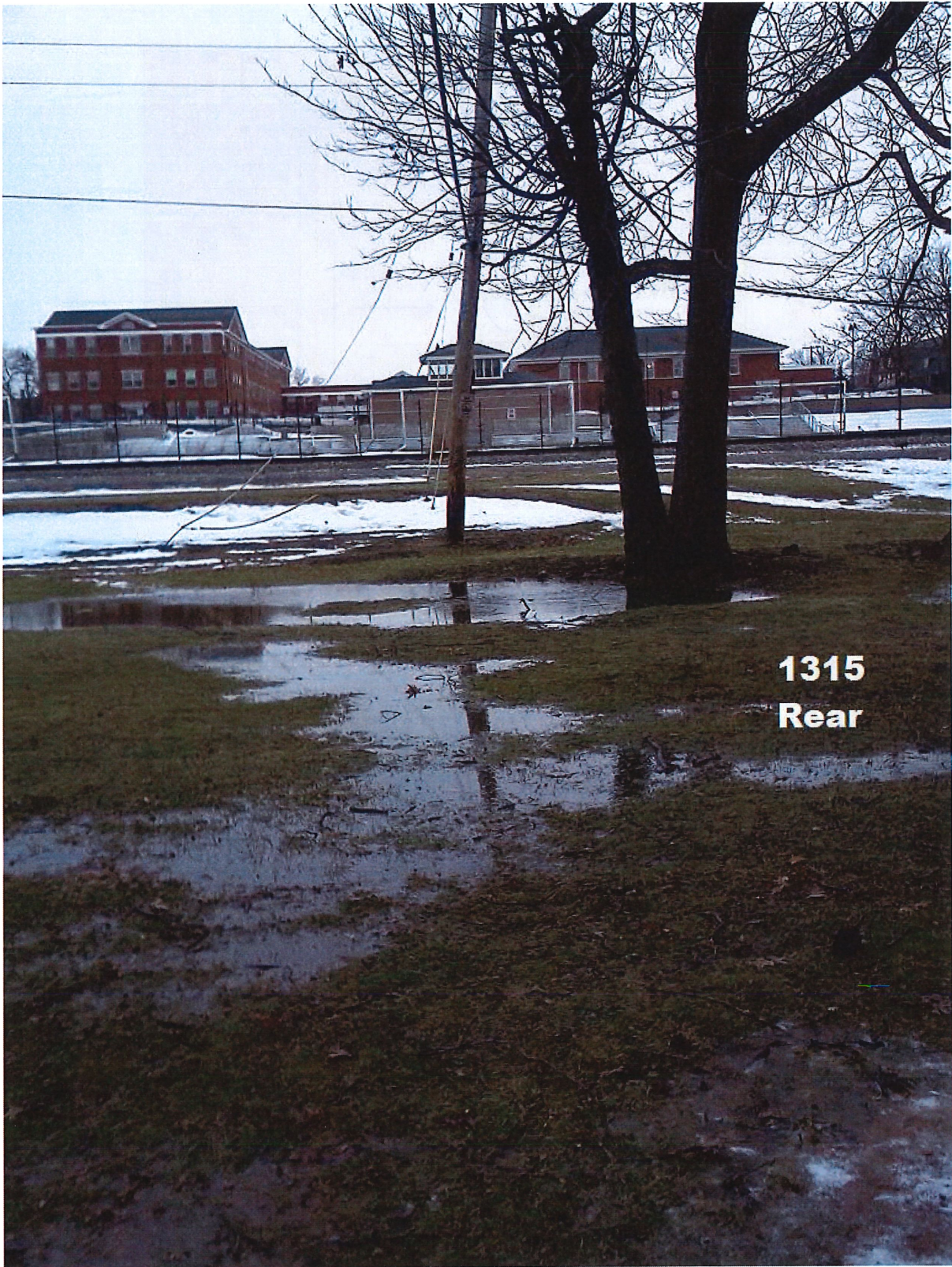
To cut down the 50 'trees south of 1311, build a non-Lakewood style home, and face the property towards the railroad is kinda a slap in the face..

Why not build a house that faces Donald, looks like a Lakewood house, joins the Donald Ave. neighborhood and is sustainable, That would be an asset to Lakewood. That's what we prefer to see.

Just build a house.

Thanks!

David Griffiths



1315
Rear



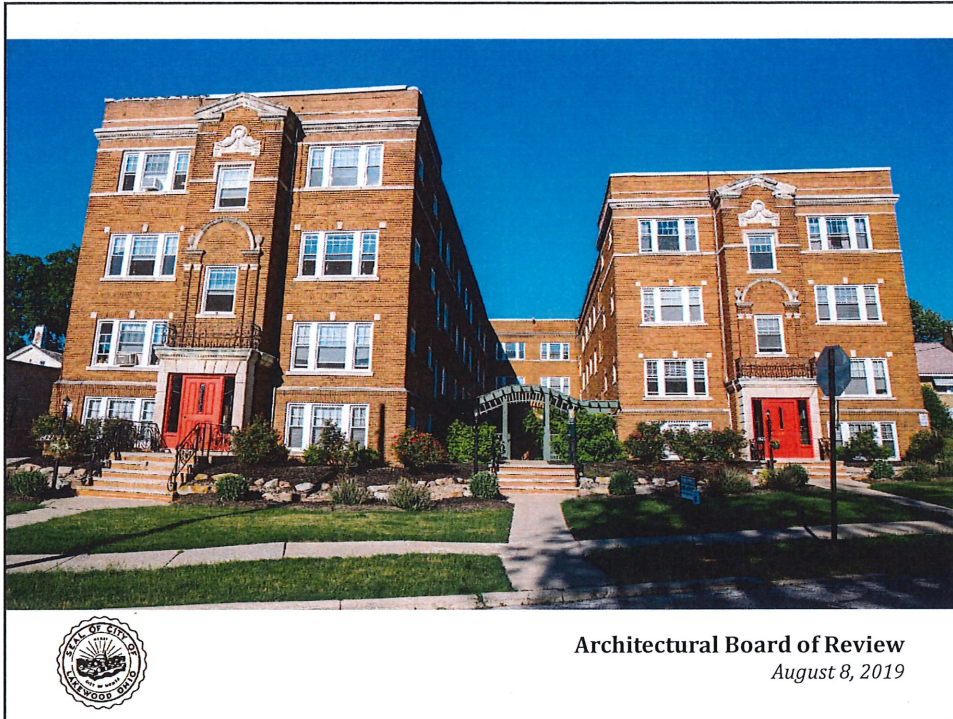


1315 Rear



Behind 1307 1311





Signs Recommended for Summary Approval:

Thai Thai
13415 Madison Ave

AFTER



Vibe Lakewood
13417 Madison Ave

Condition:
West-facing "Lakewood"
Is also white

AFTER





Applicant has requested to defer application



15107 Edgewater Drive



1025 Nicholson Ave



1025 Nicholson Ave

1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(a) Lakewood consists of very distinctive neighborhoods that were settled at different times during its development each with its own distinctive housing patterns, which are reflective of the time period during which these neighborhoods were nurtured during the growth of the City. Many of these residential neighborhoods are easily recognizable by their consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features, which over the years created a neighborhood environment and streetscape that brought neighbors together.

In a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that the entire City constitutes a single historic district, eligible for listing in the National Register of Historic Places. As stated in their letter, "The City is significant as a late nineteenth and early twentieth century streetcar suburb. The City is also unique in that for a community of its size and density it retains remarkable integrity to convey both its historic and architectural significance."

As a result of the Ohio Historic Preservation findings, the City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier, in an R1H Single-Family, high density, R1M Single-Family, medium density, R1L Single-Family, low density, R2 Single- and Two-Family, L Lagoon, MH Multiple-Family, high density and ML Multiple-Family, low density, Residential Districts shall be permitted unless and until one (1) of the following conditions is satisfied:

(3) The proposed principal structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City, in order to proceed with the new principal structure. In addition, notwithstanding any other requirements, all approvals for such proposed principal structure shall be based on the following factors:

A. The proposed principal structure is consistent with the Code, the Vision and the "Standards for Rehabilitation" adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.

1134.06 PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS).

(a) No person shall make any alteration or demolition with respect to any property designated historic that is situated in a determined HPD or has been determined an HP unless a certificate of appropriateness has been previously issued with respect to such property. With respect to any such alteration or demolition, the owner of the property to be altered or demolished shall first apply for and secure a certificate of appropriateness from the Architectural Board of Review. In addition, any improvements or changes undertaken within public rights-of-way within an HPD also require a certificate of appropriateness from the Architectural Board of Review.

(b) (b) Unless the Commission has previously approved unique historic guidelines, the Architectural Board of Review when considering an application for a certificate of appropriateness shall determine whether the proposed construction, reconstruction, alteration or demolition is appropriate and shall refer to the Secretary of the Interior's Standards for Rehabilitation, as amended from time to time, and which on the date of the adoption of this chapter are as follows:

1134.08 DEMOLITION OR REMOVAL OF STRUCTURES IN AN HPD OR AN HP.

(a) Demolition or removal of a principal structure on a commercial property(s) in a designated HPD or HP shall comply with the regulations set forth within this chapter and those in Section 1133.08.

(b) Demolition or removal of a principal structure on a residential property(s) in a designated HPD or HP shall comply with the regulations set forth within this chapter and those in Section 1133.09. (Ord. 15-14. Passed 3-17-2014.)

Three Levels of Scrutiny for a Residential Demolition:

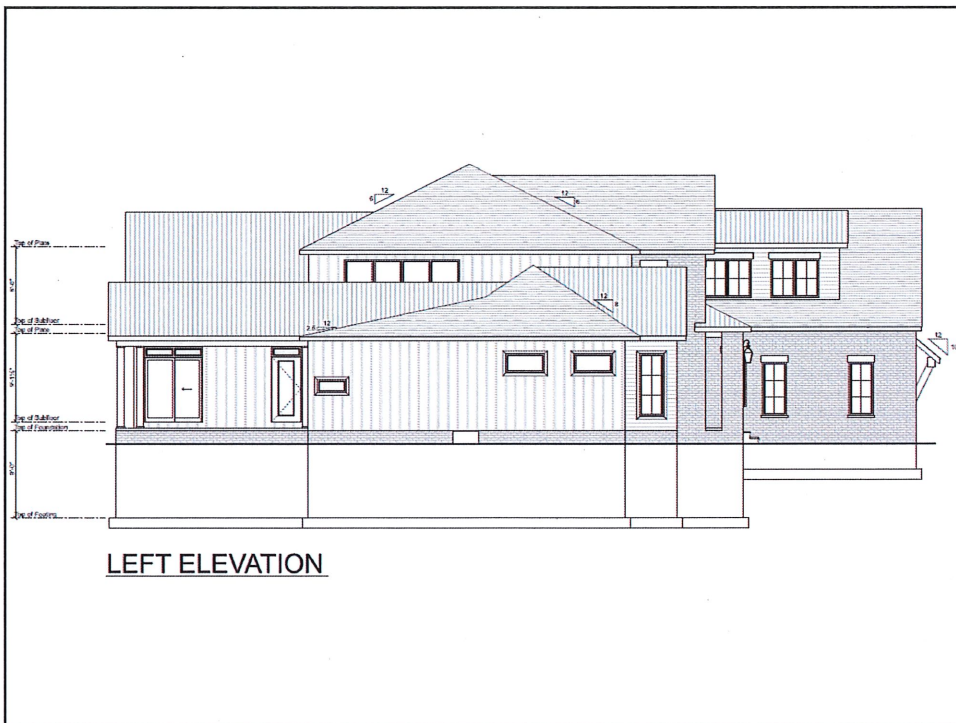
- For a structure built *after 1945*
 - No special requirements
 - ABR Must approve replacement
- For a structure built *before 1945*
 - ABR must approve replacement
 - Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.
- *Locally-Designated Historic Property*- ABR must approve replacement
 - ABR must issue a Certificate of Appropriateness
 - Consistent with Secretary of the Interior's *Standards for Rehabilitation*
 - Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood

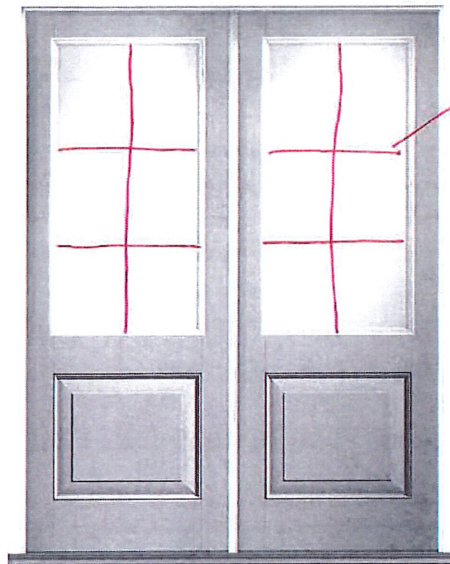
Three Levels of Scrutiny for a Residential Demolition:

- For a structure built *after 1945*
 - No special requirements
 - ABR Must approve replacement
- For a structure built *before 1945*
 - ABR must approve replacement
 - Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.
- *Locally-Designated Historic Property*- ABR must approve replacement
 - ABR must issue a Certificate of Appropriateness
 - Consistent with Secretary of the Interior's *Standards for Rehabilitation*
 - Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood

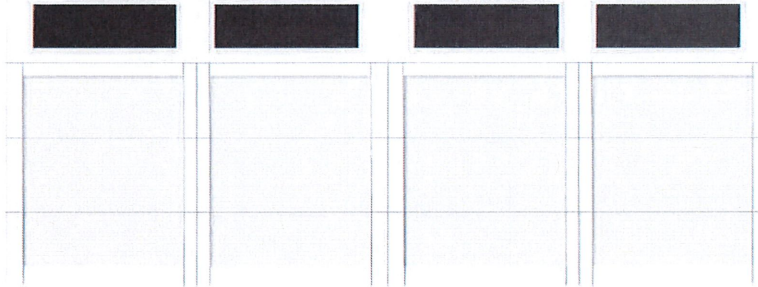








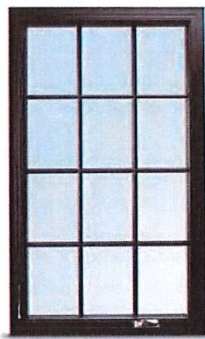
Classic-Craft® Canvas Collection®
Front Door



Applied Products:



Garage Door	Carrage House Steel	6600 Panel 16 x 7
Paint	White	White
Windows	Clear	
Windows	Carrage House Steel 6600 Window	Clear Long Insert 7



Casement Windows



Extra Large Wall Mount Lantern 2568OZ

ITEM NUMBER	2568OZ
BRAND	Hinkley Lighting
MATERIAL	Aluminum
GLASS	Clear
HEIGHT	24.0"
WIDTH	14.0"
VOLTAGE	120v
WATTAGE	4-60w Cand.
CERTIFICATION	C-US Wet Rated
EXTENSION	15.5"
TOP TO OUTLET	10.8"
BACK PLATE	5.5"W X 8.25"H

FEATURES AND BENEFITS

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- For complete warranty information visit [\(hyperlink\)](#)
- 2 year finish warranty
- 12 year warranty on electrical wiring and components
- Classic lines and heritage details complement traditional architecture
- Bold and robust dark bronze finish

FINISH Oil Rubbed Bronze

PRODUCT DIVERSITY

Glen-Gery Thin Brick is a compelling alternative developed to give architects, engineers, builders and homeowners a choice that expands their design potential by eliminating certain restrictions. Its ageless appeal can be a defining element when building plans or other factors may not permit the use of standard brick masonry. Now the beauty of brick's signal impression has a wider range of applications. Thin Brick will open up great possibilities to enhance internal or external walls and design elements.



Thin Brick provides the same uniformity and quality that is the standard for our full size facebrick.



The diversity of Glen-Gery Thin Brick is emblematic of the company's leadership in brick manufacturing and building innovation.

Glen-Gery offers Thin Brick in the widest variety of colors, textures and overall appearance for endless design possibilities.



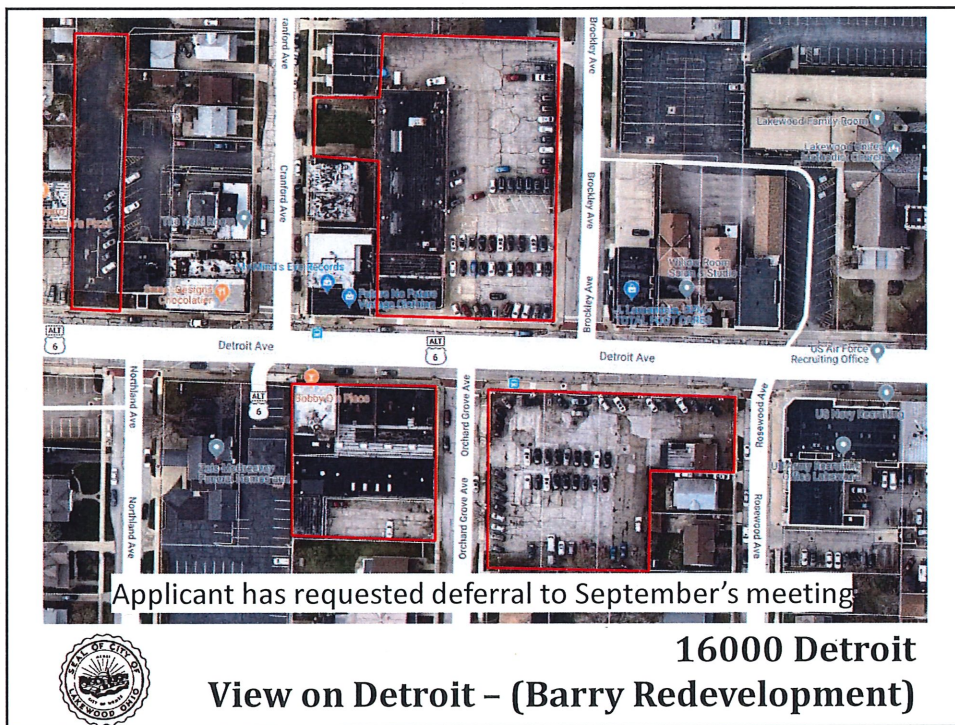
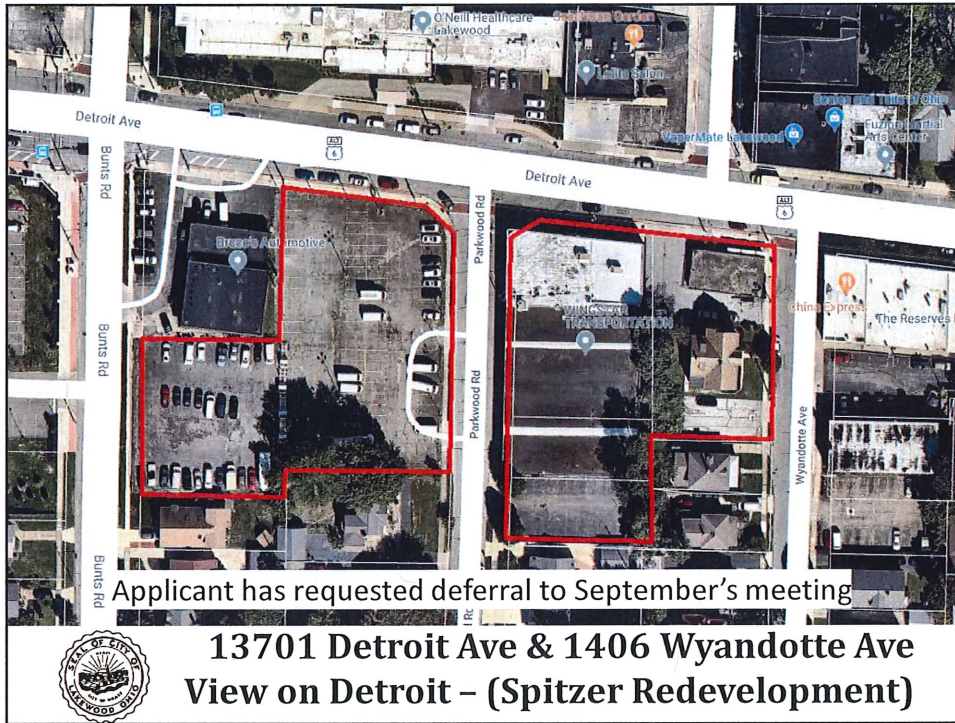
See Sample for Color

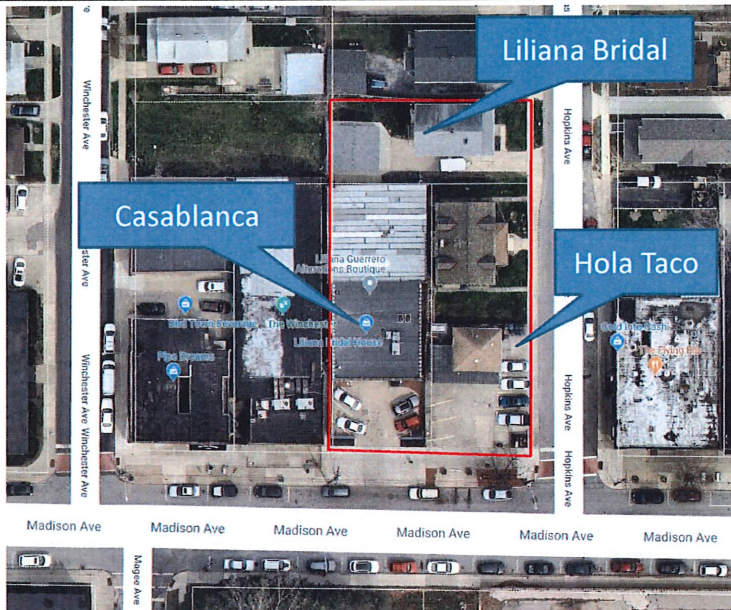
Glen-Gery Thin Brick benefits:







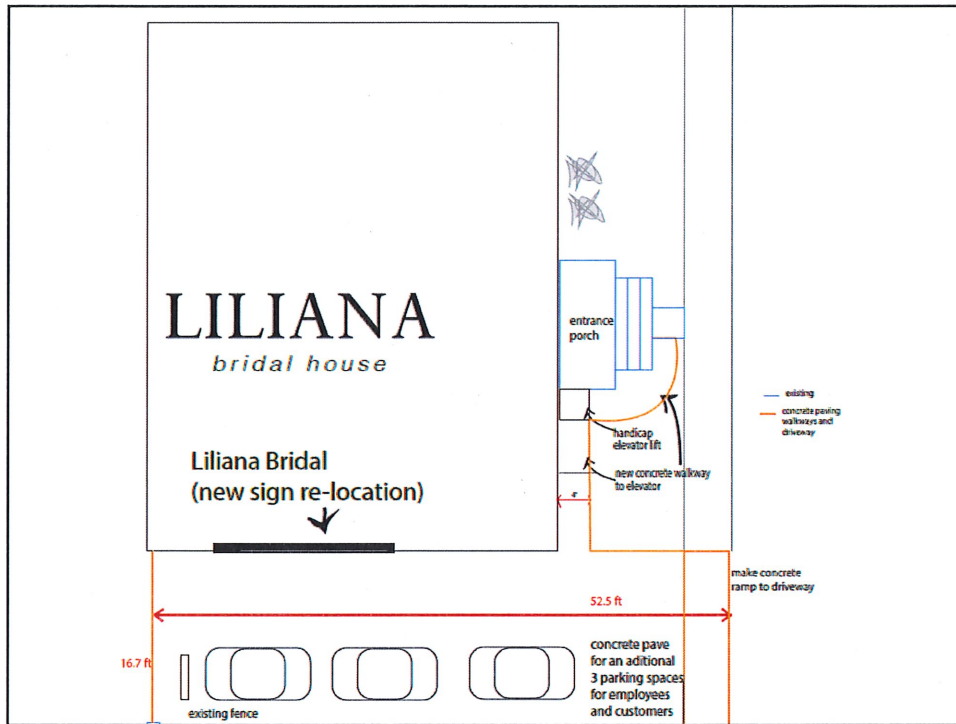


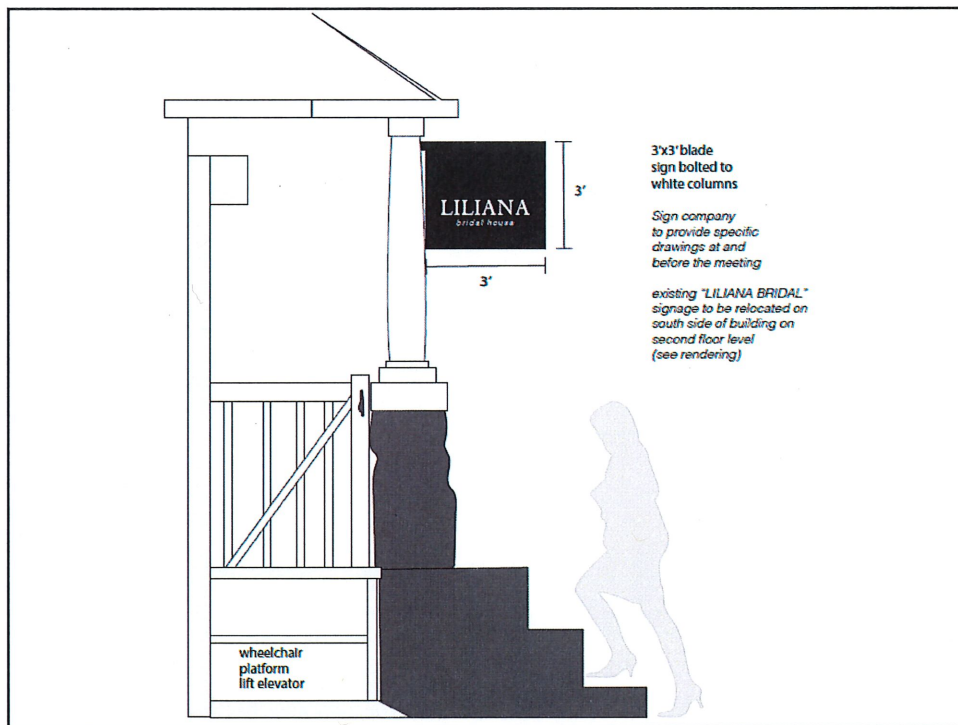


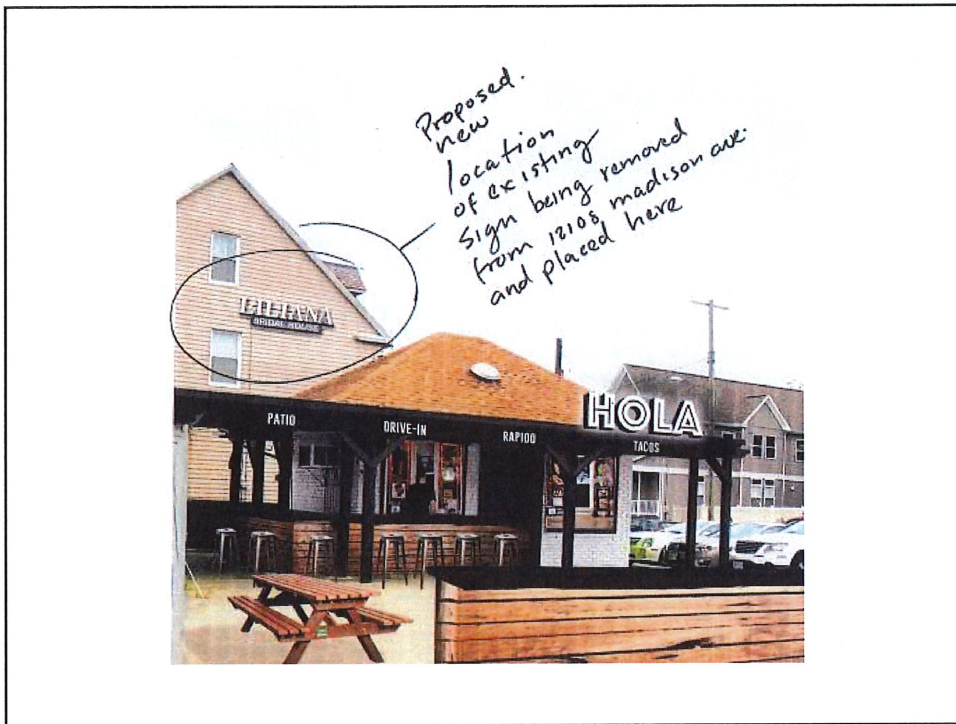
**1640 Hopkins Ave
Liliana Bridal**



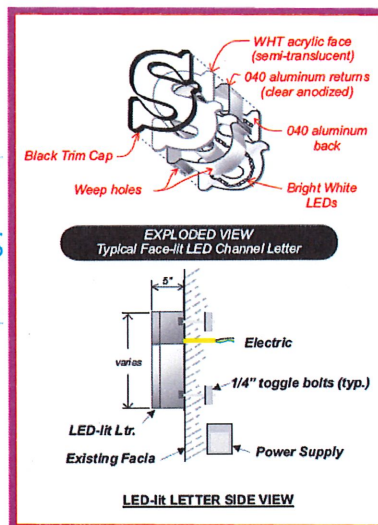
**1640 Hopkins Ave
Liliana Bridal**

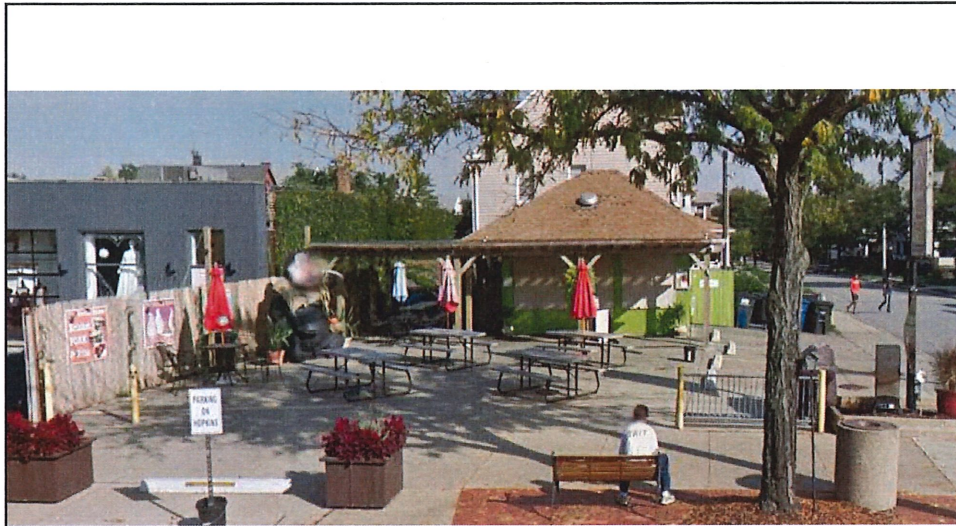






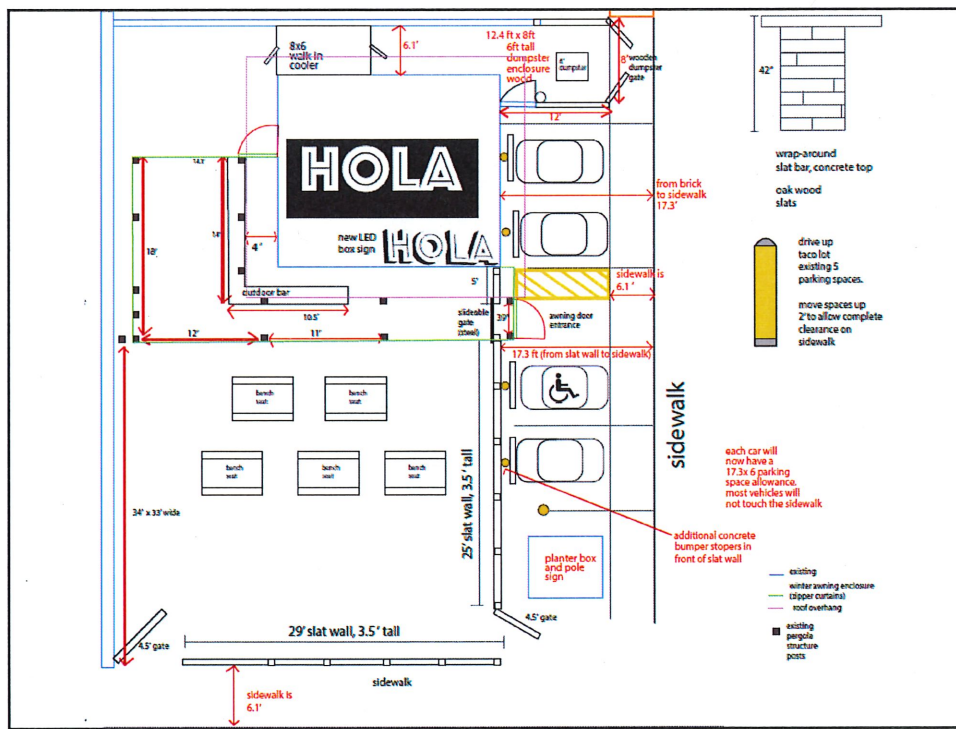
Previously Approved – March 2018

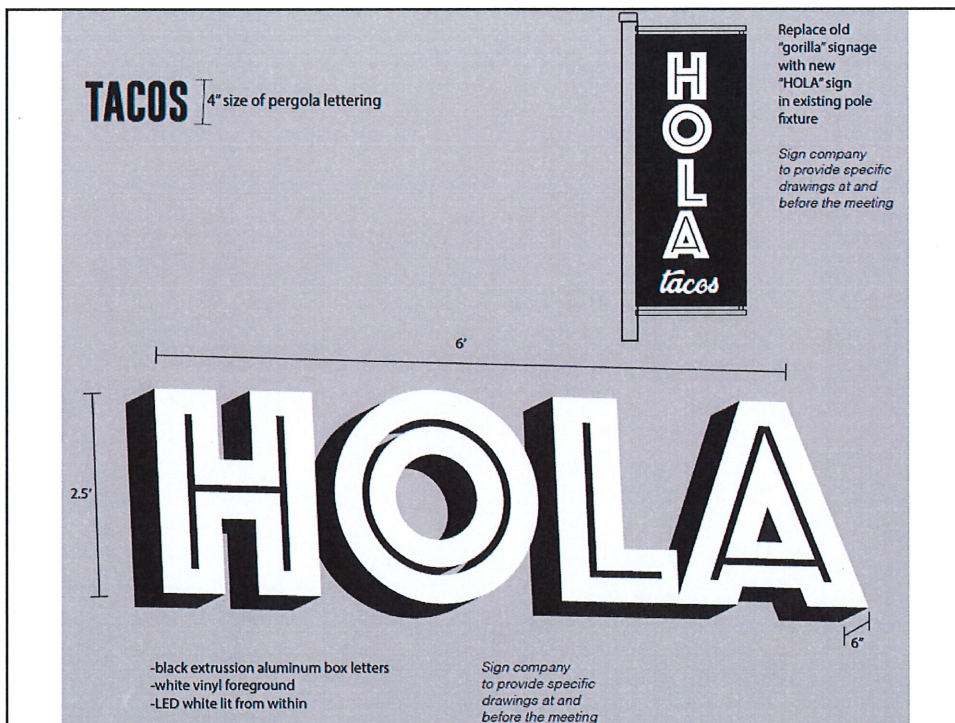




12102 Madison Ave
Hola Tacos







OTTERTEX® CANVAS WATERPROOF

Patio awning flame retardant
curtains



Awning will have roll-up curtains with windows made from clear vinyl material. They will zip in the middle. <https://www.aworldofawnings.com/styles/roll-up-curtains/>

DOOR ENCLOSURE, MADE FROM METAL AND FLAME RETARDANT MATERIAL
See rendering showing placements





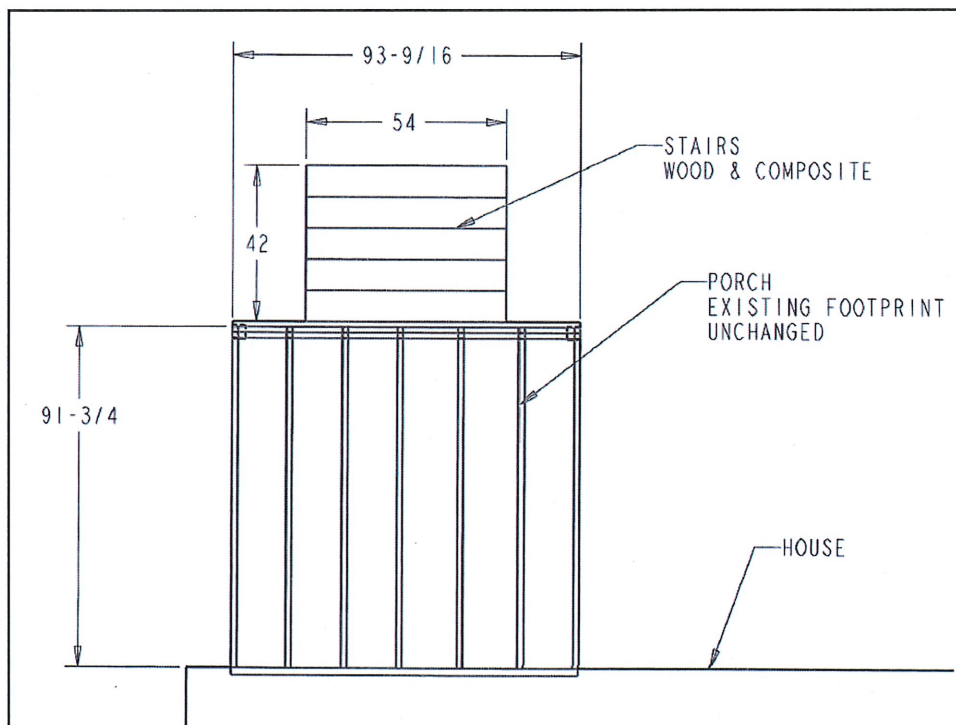
communal
outdoor tables
and aqua color
umbrellas by
Home Depot

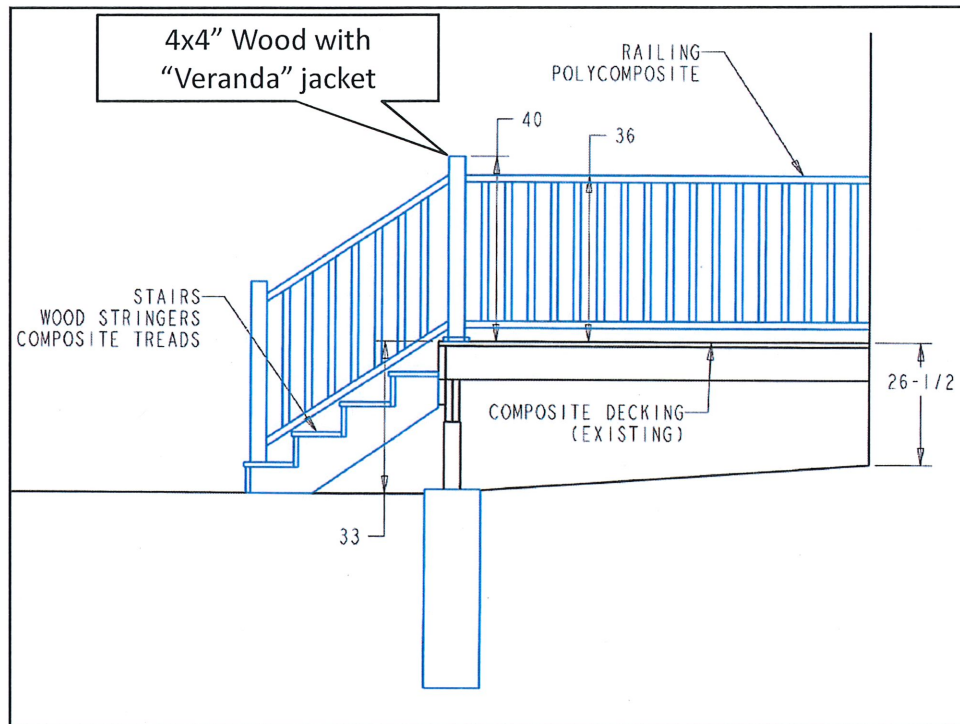


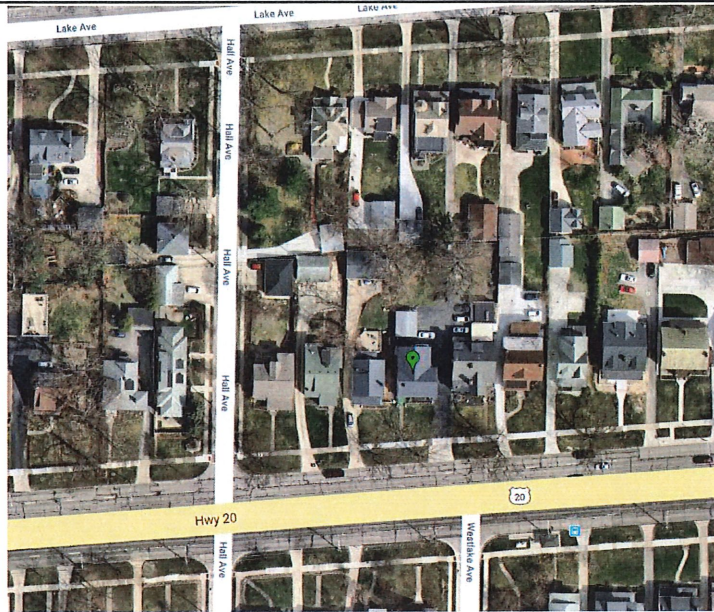
2175 Arthur Avenue



2175 Arthur Avenue



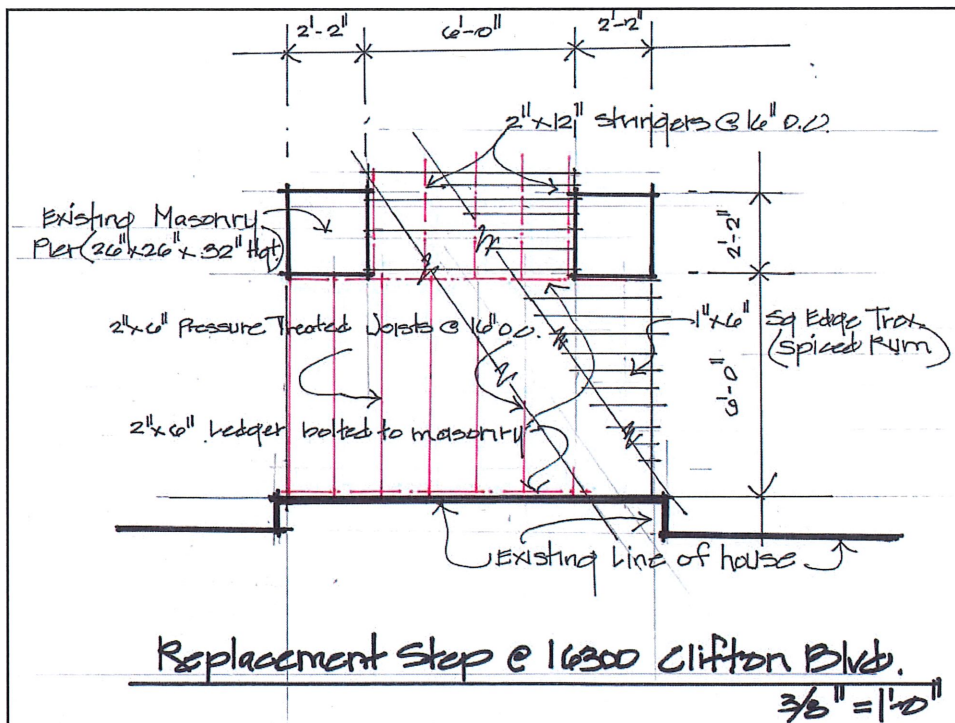
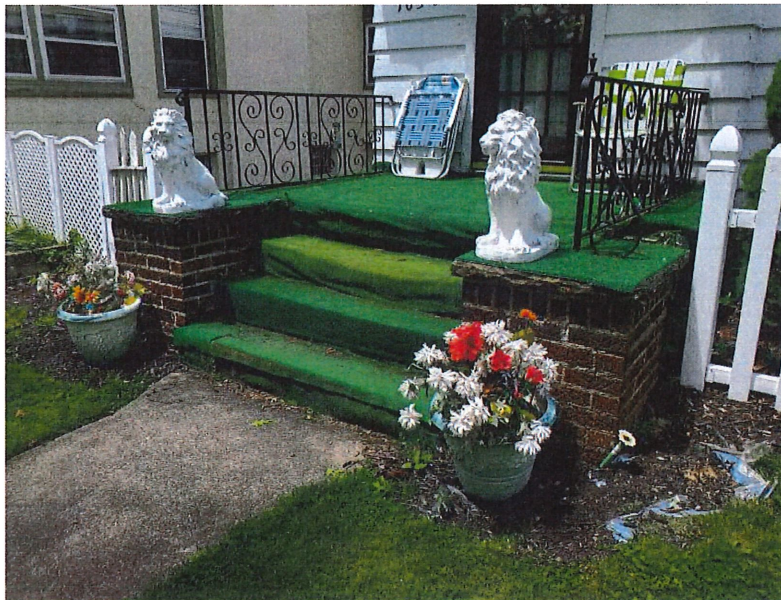


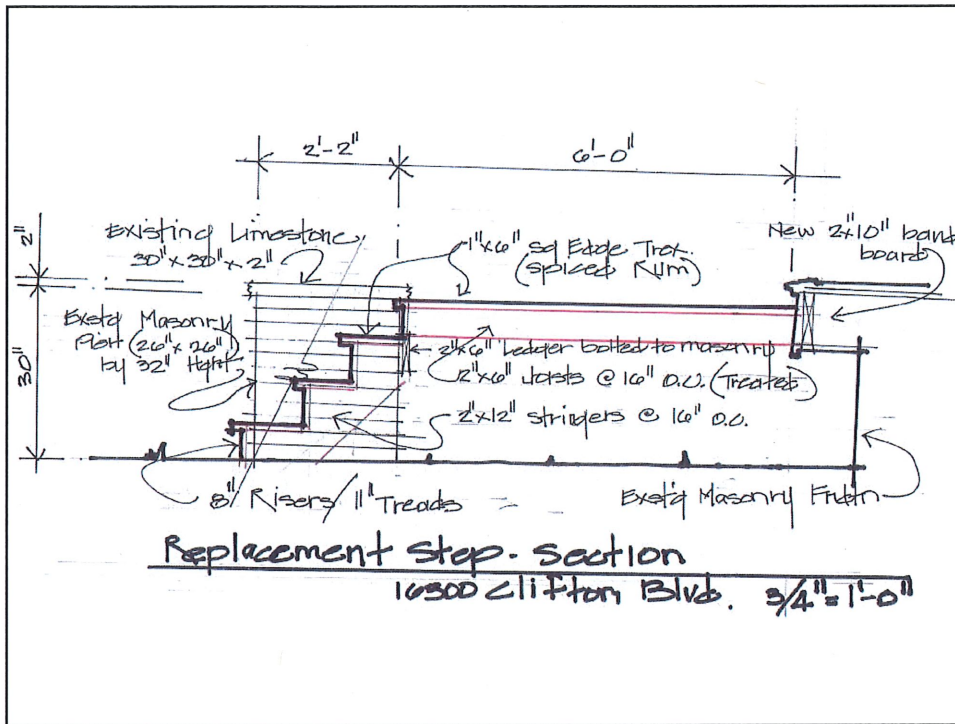


16300 Clifton Boulevard



16300 Clifton Boulevard



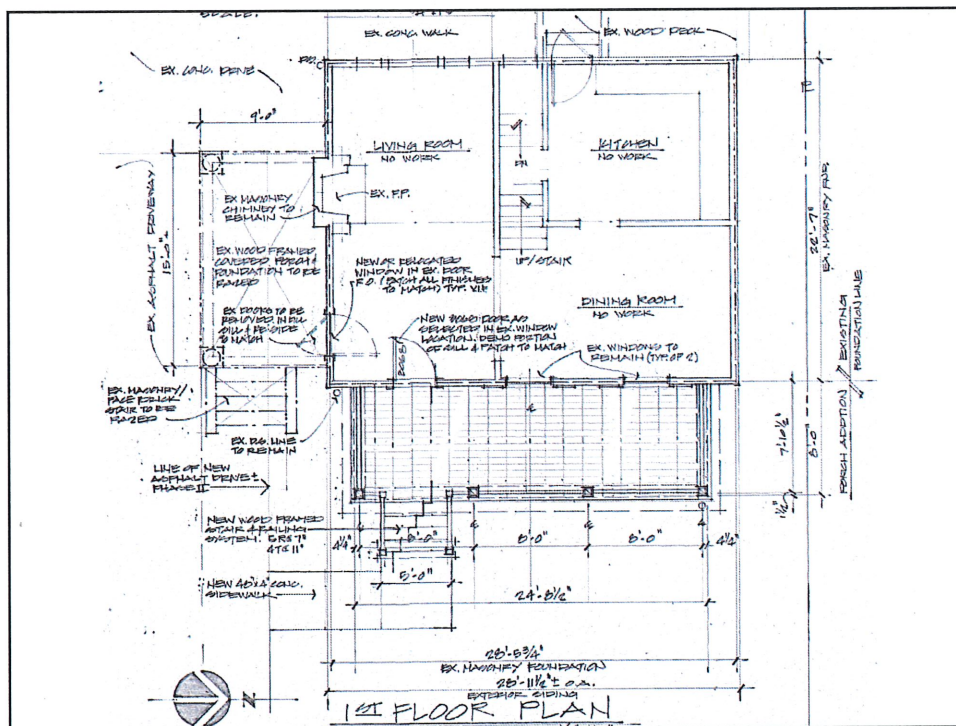


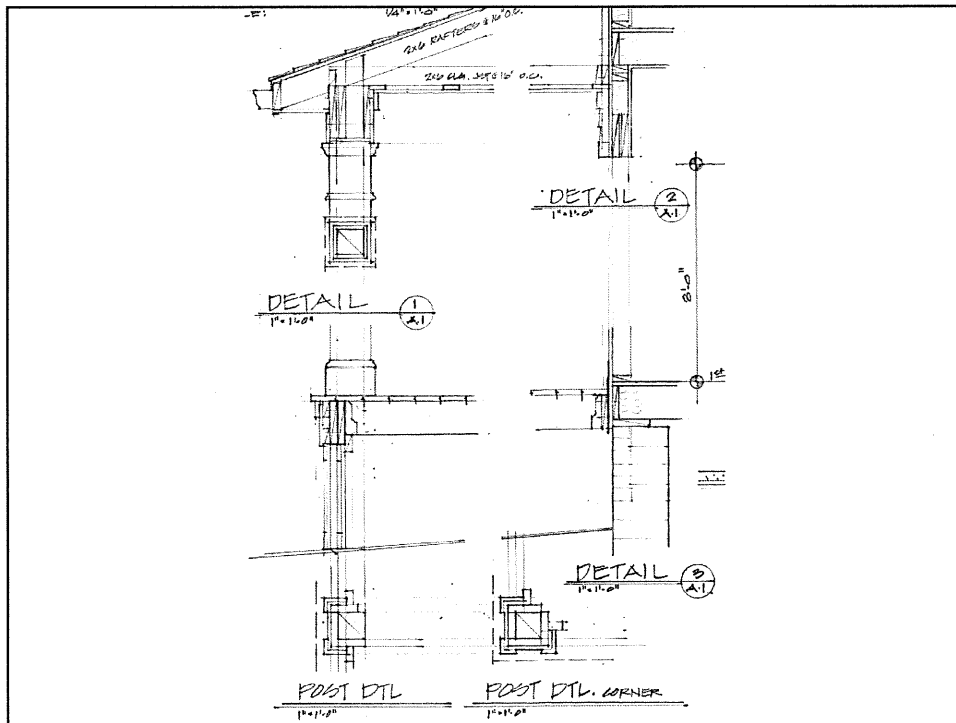
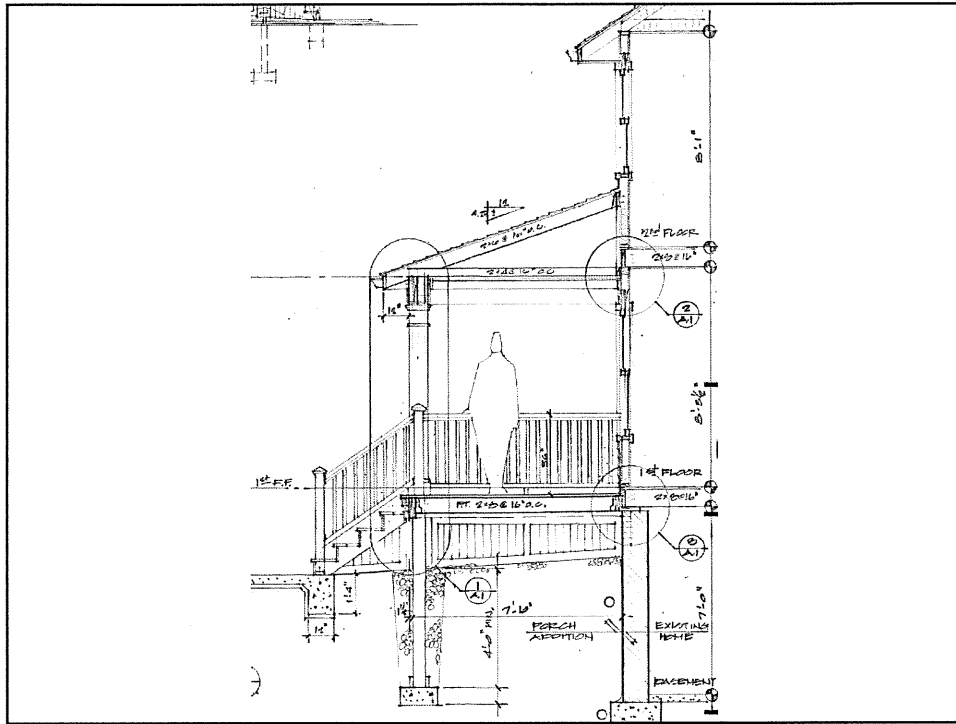


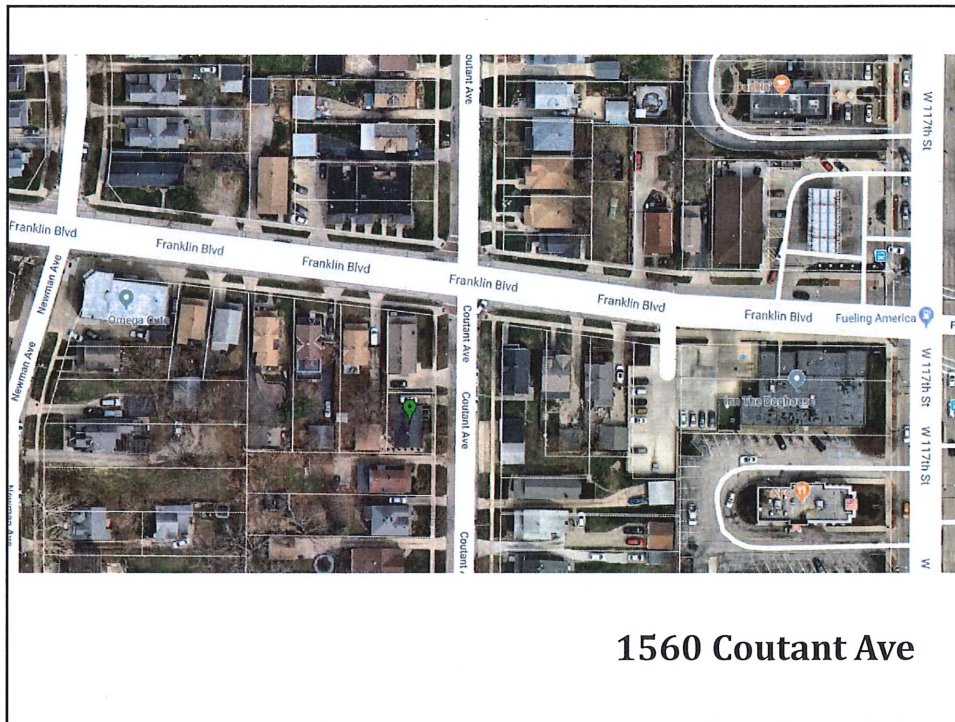
2178 Concord Drive



2178 Concord Drive







1560 Coutant Ave



1560 Coutant Ave

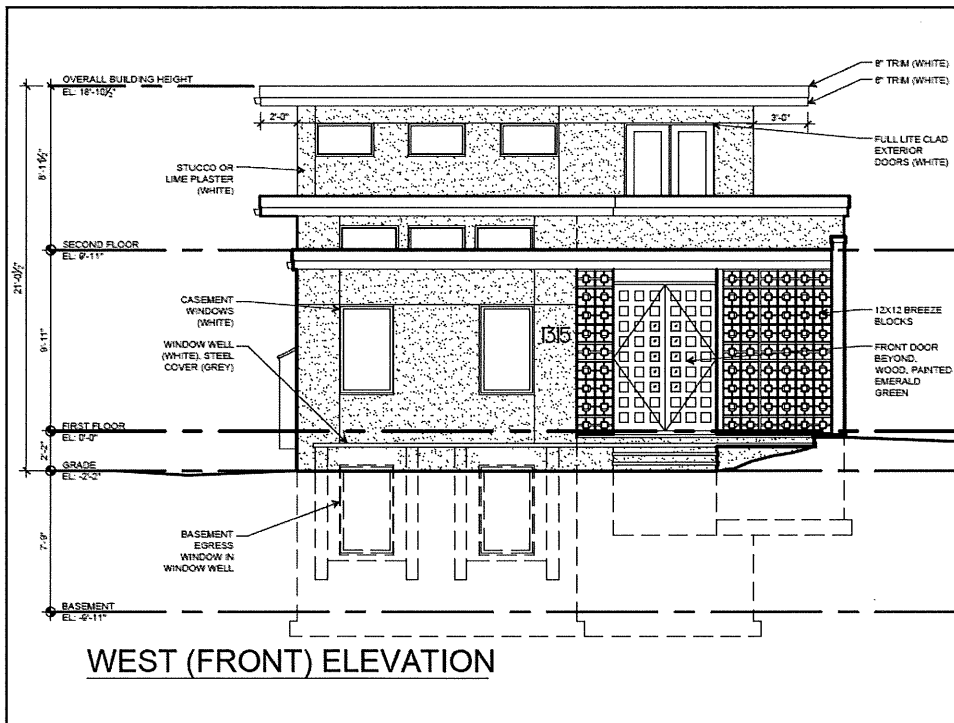
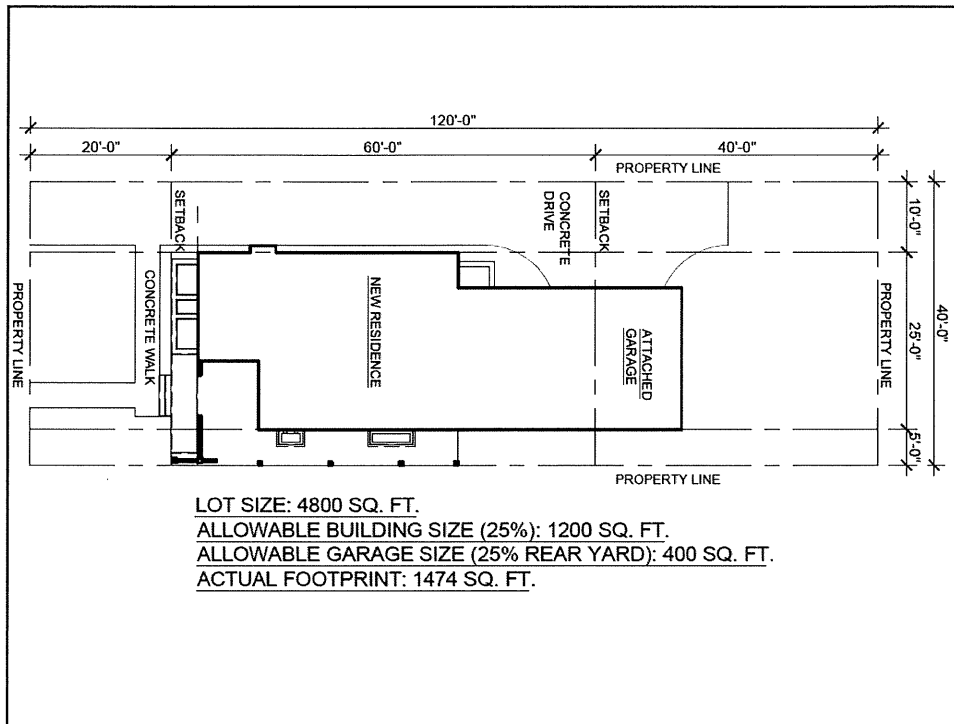


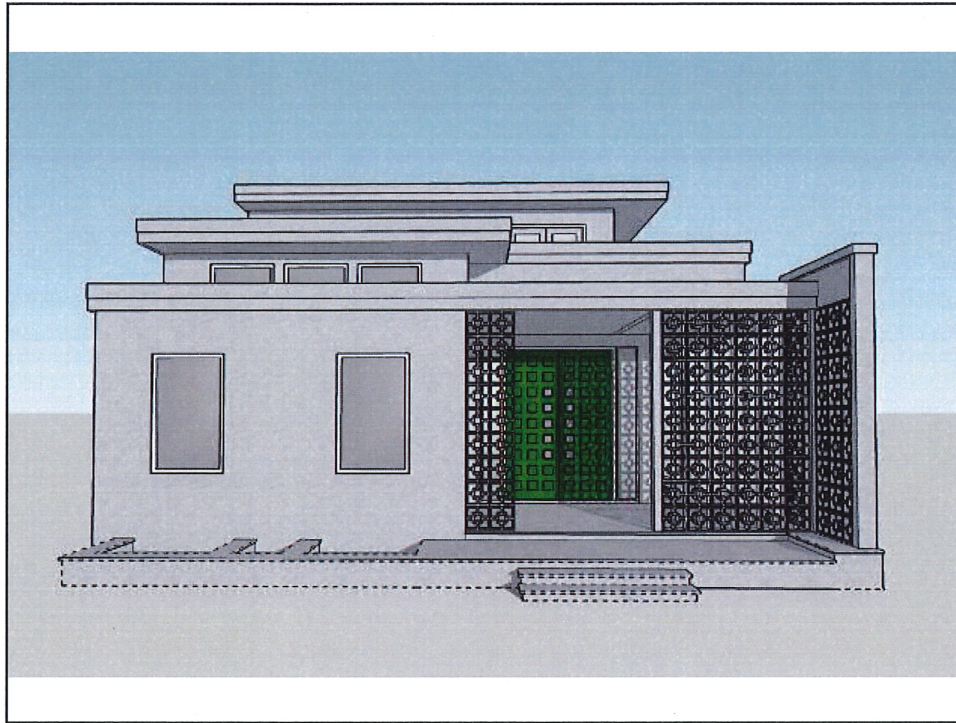


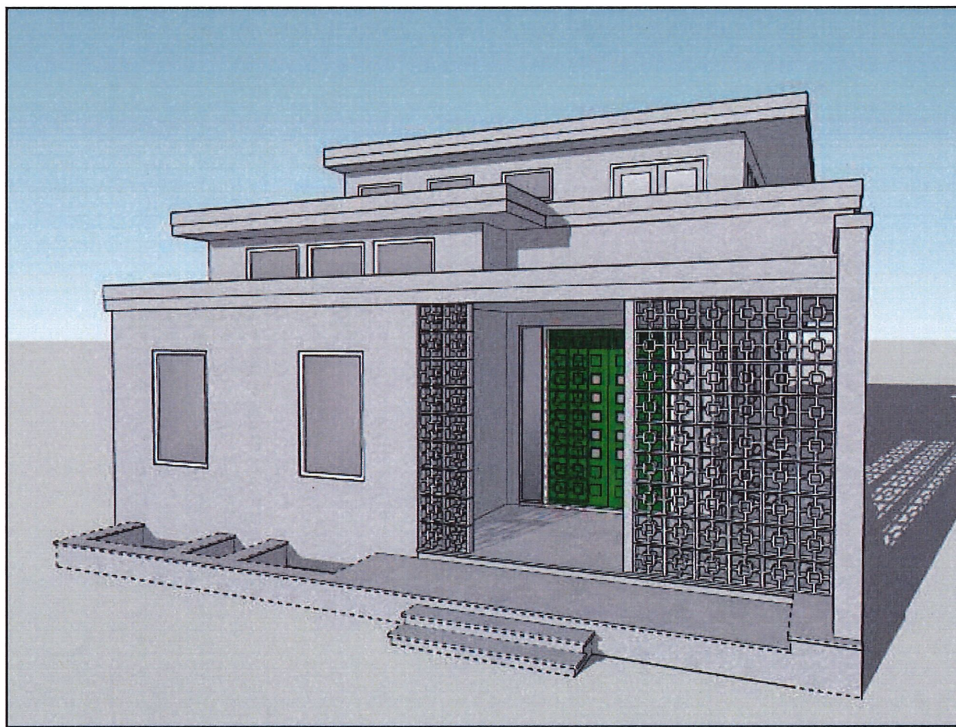
1315 Donald Ave

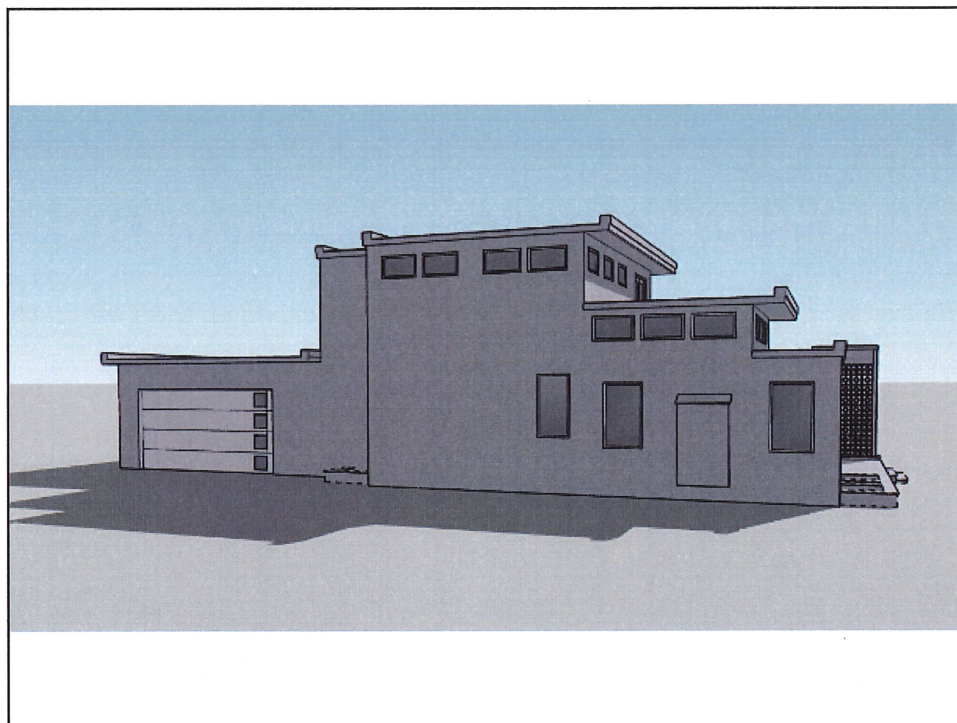
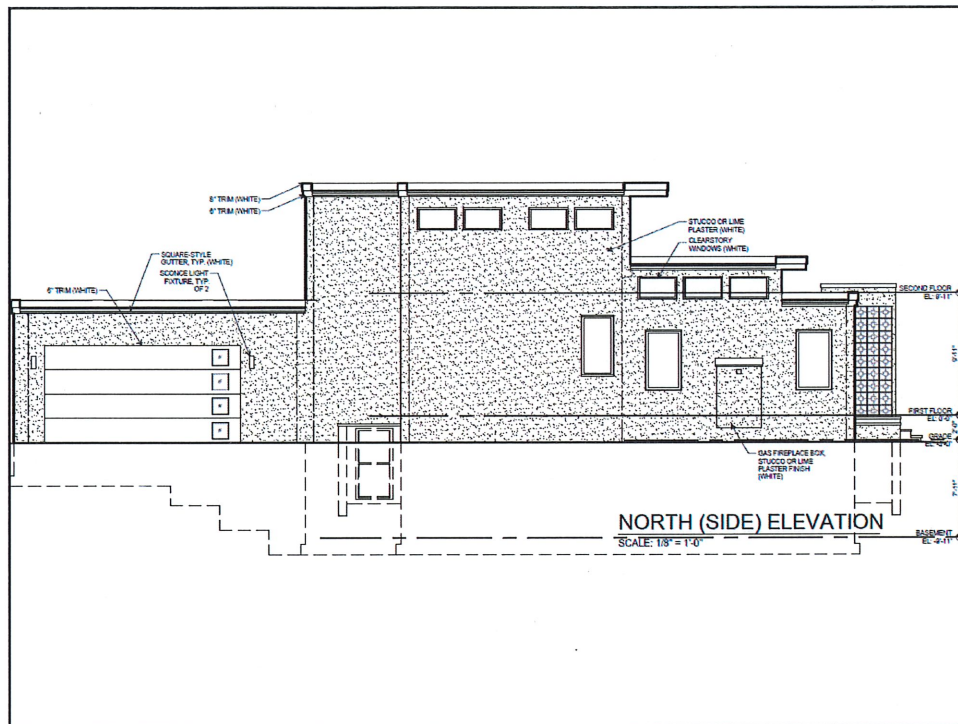


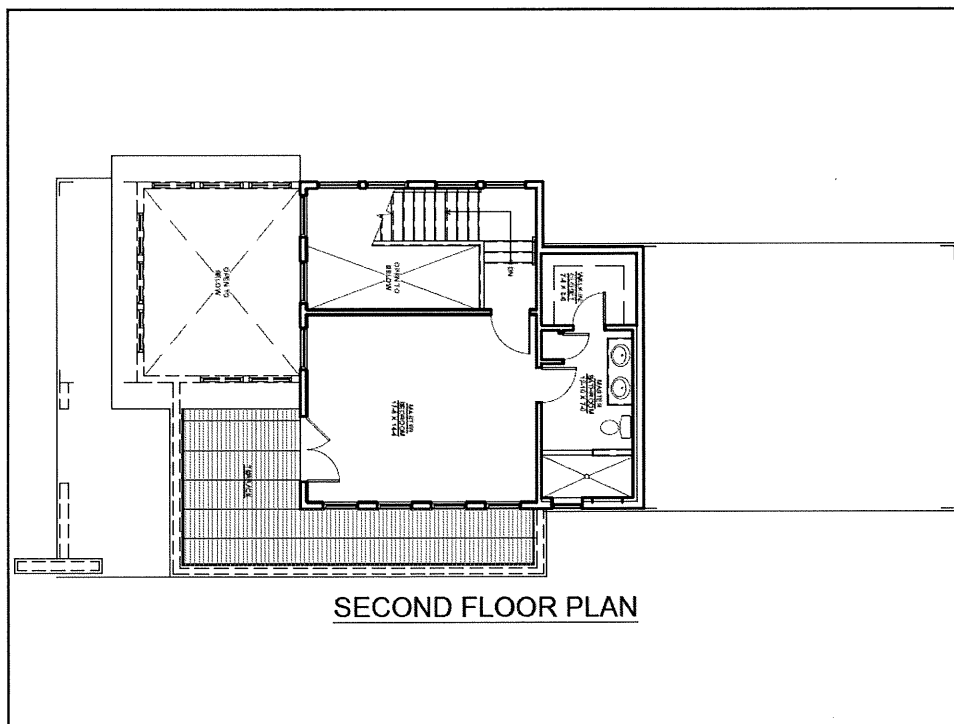
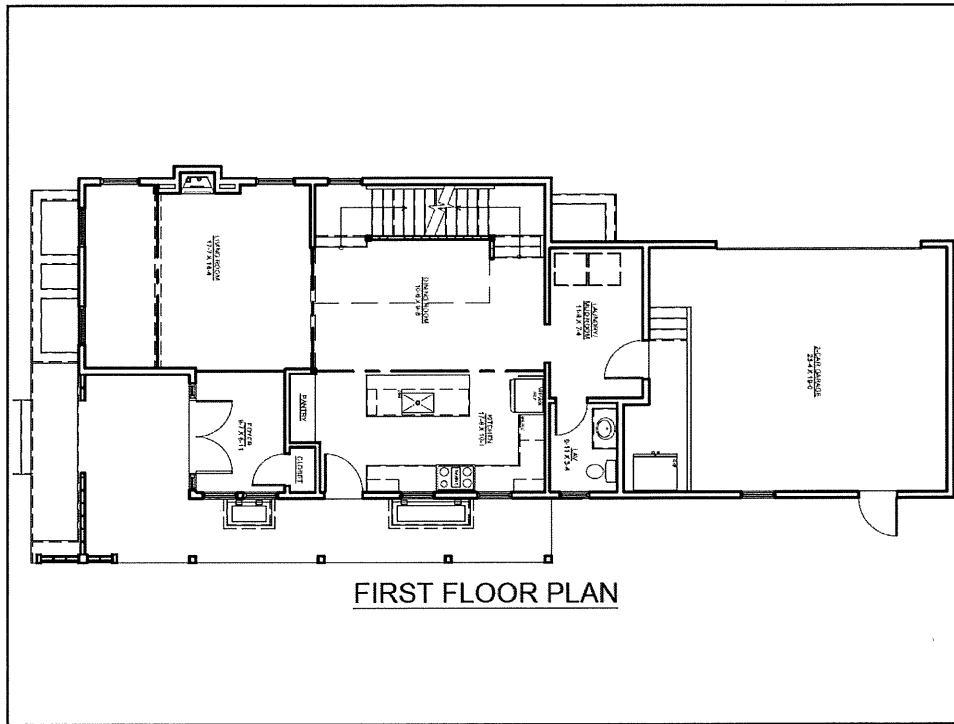
1315 Donald Ave

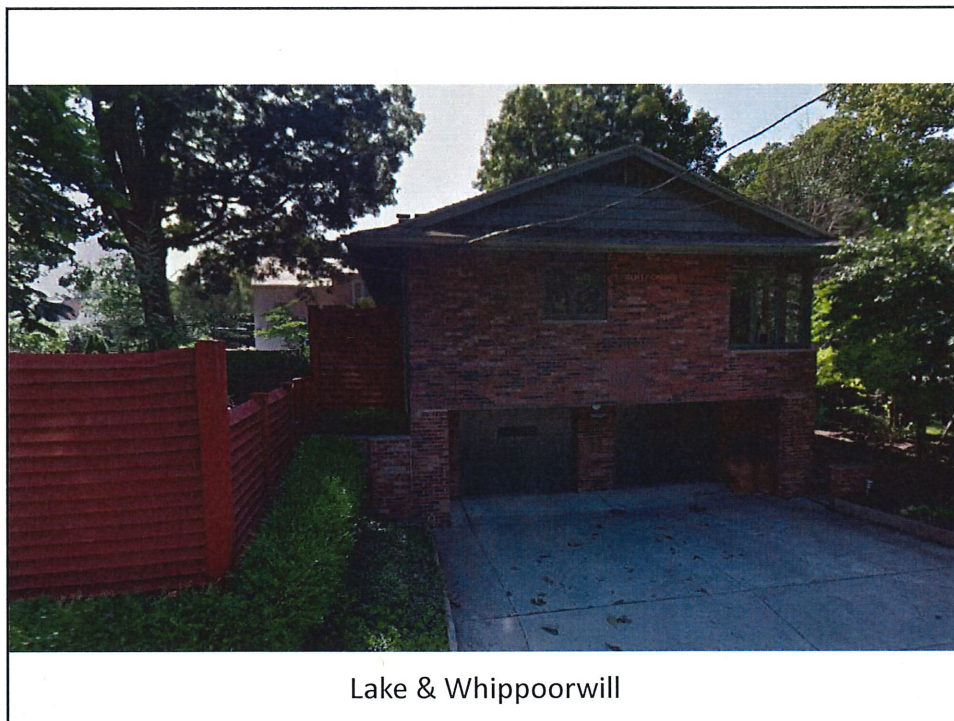
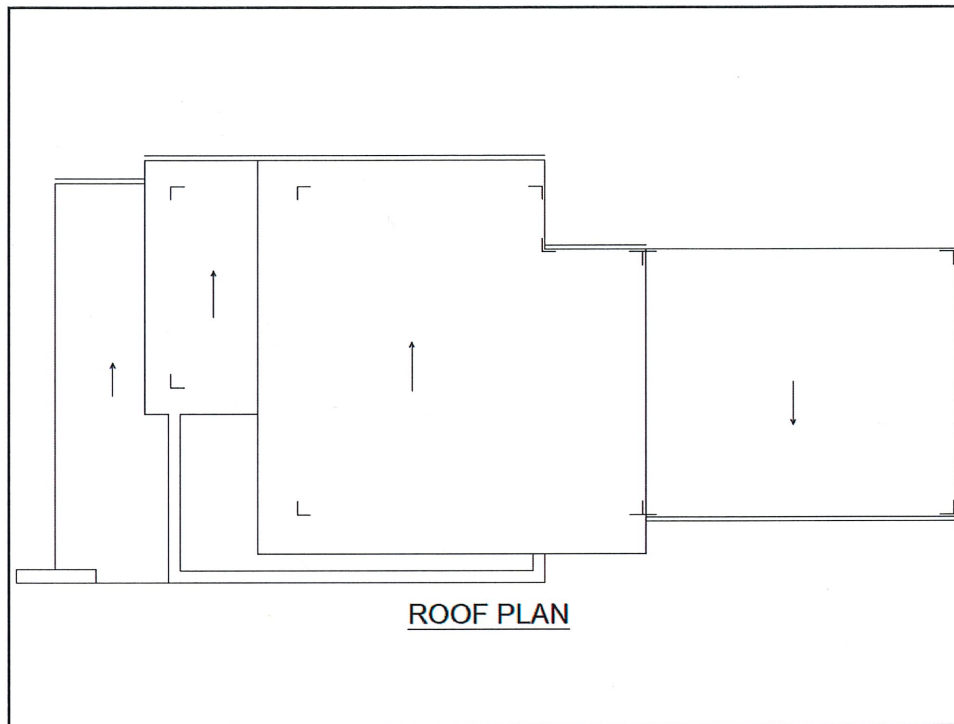










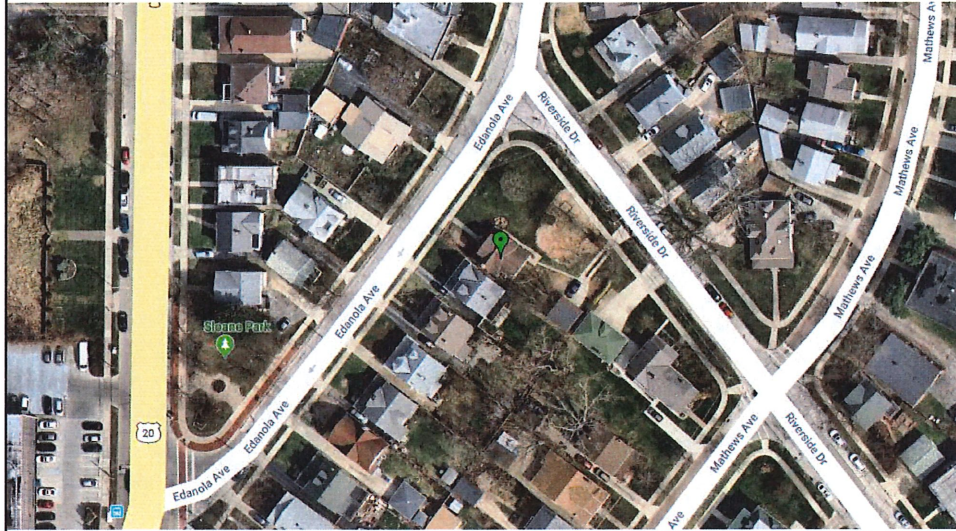




Hilliard & Indianola



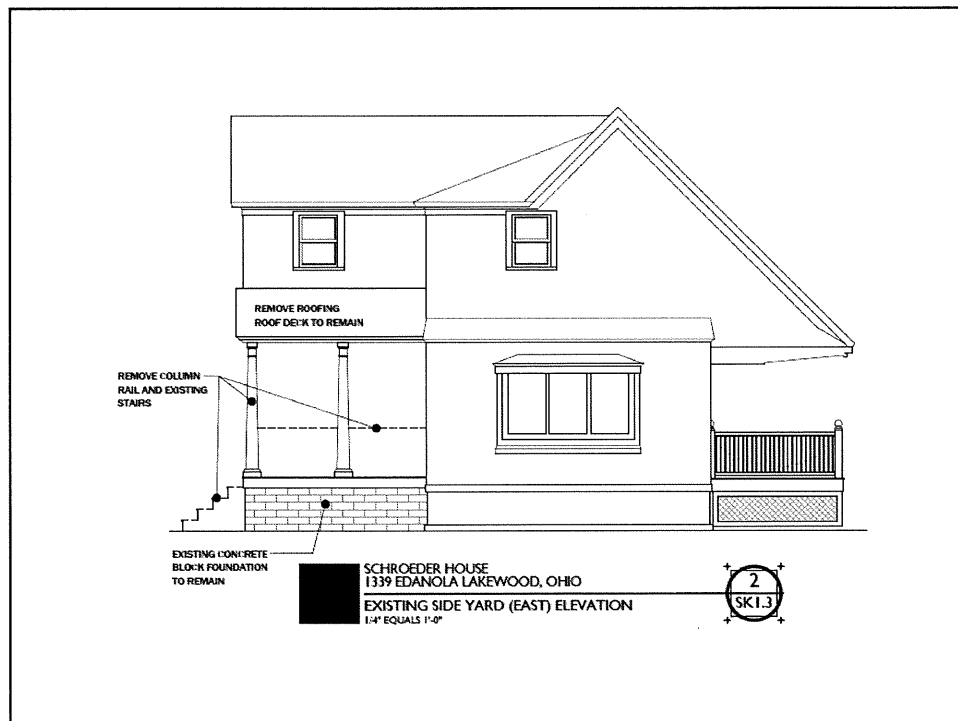
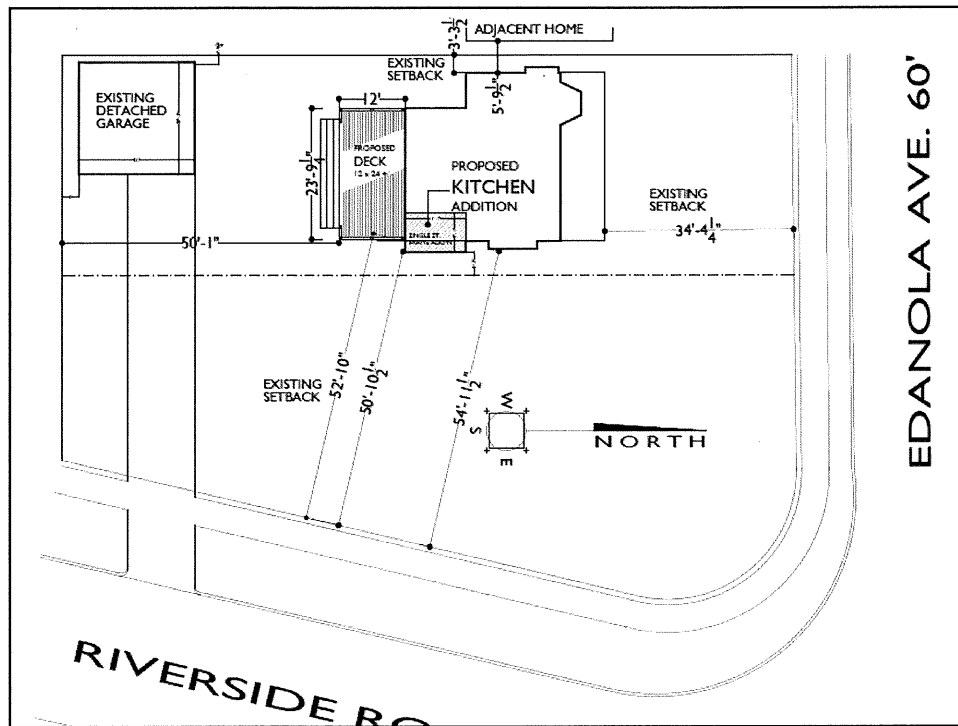
2094 Riverside

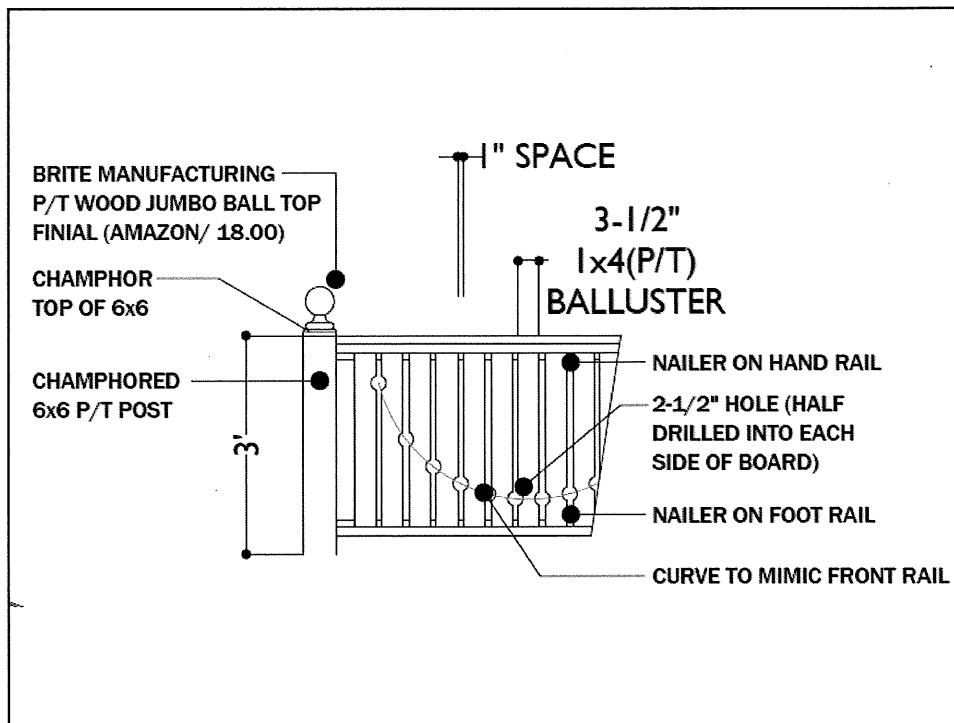
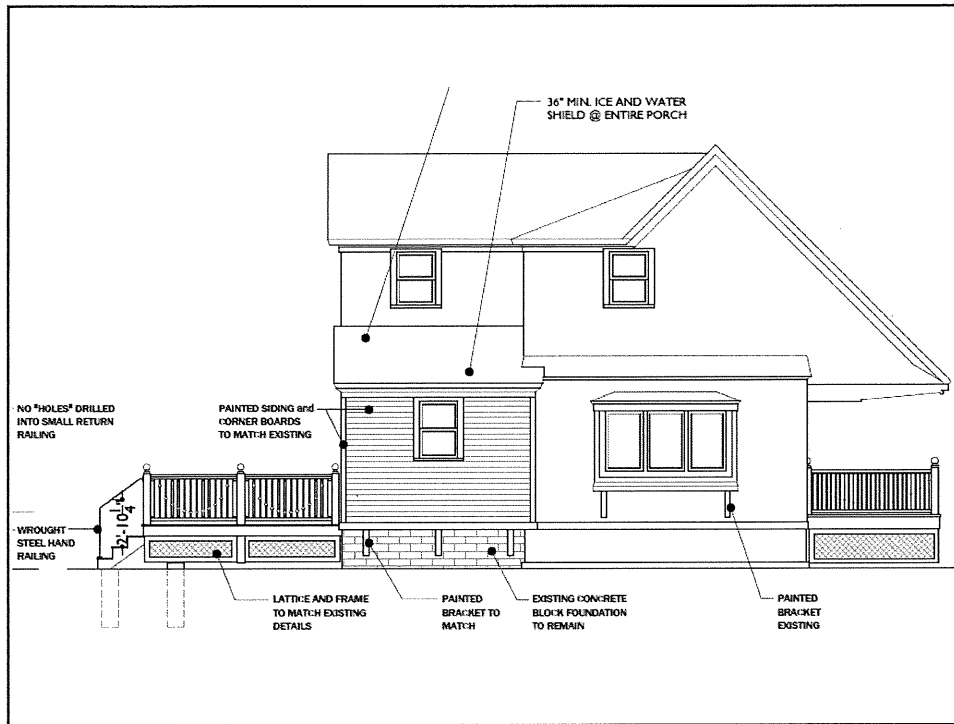


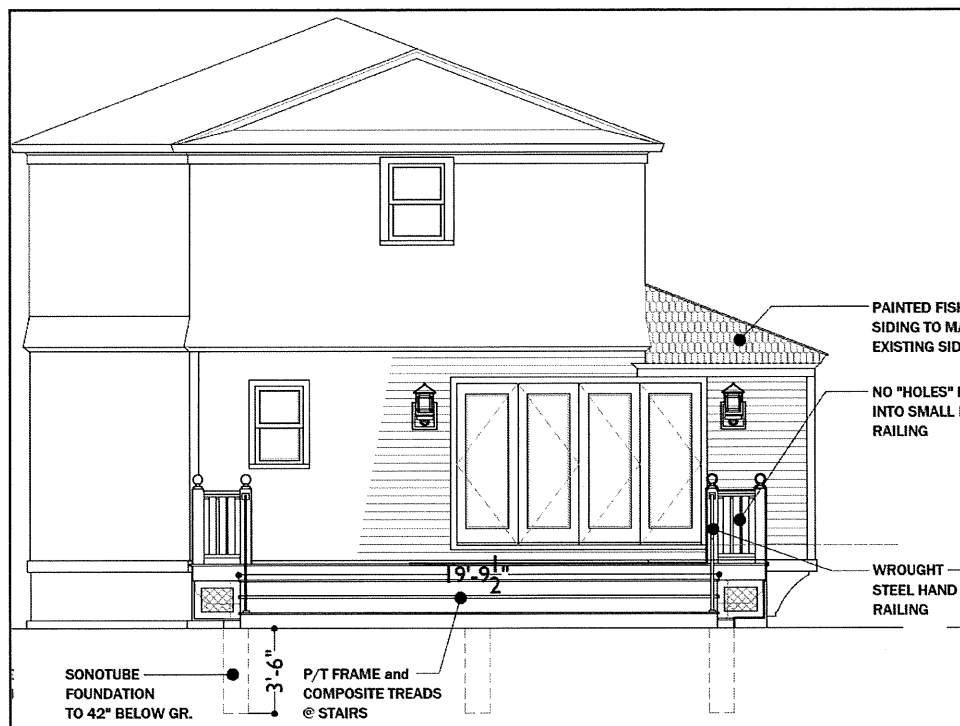
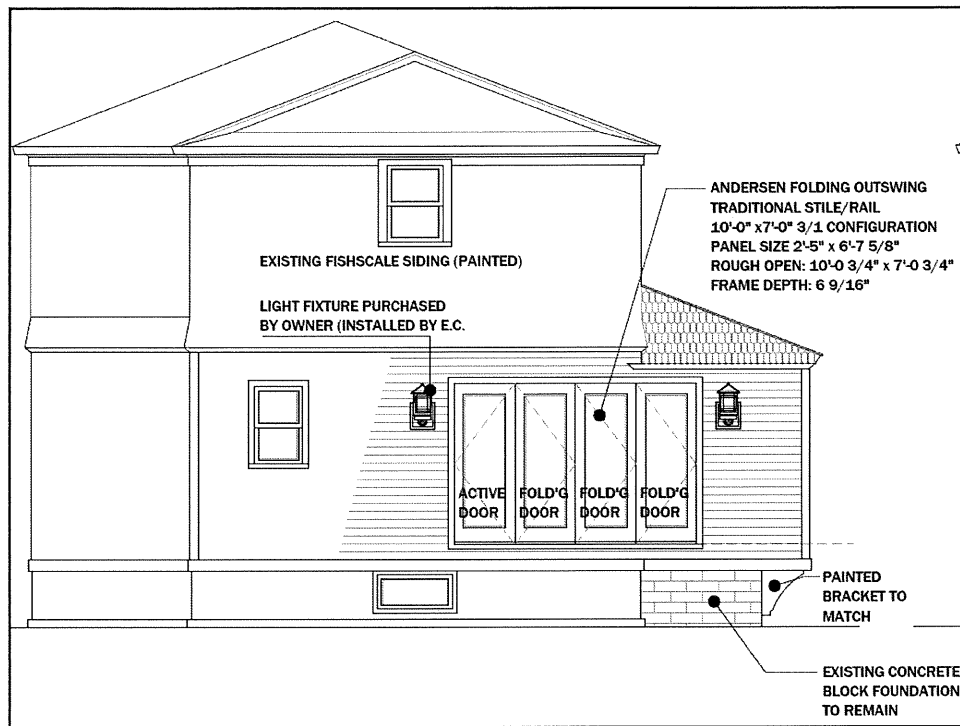
1339 Edanola Ave



1339 Edanola Ave









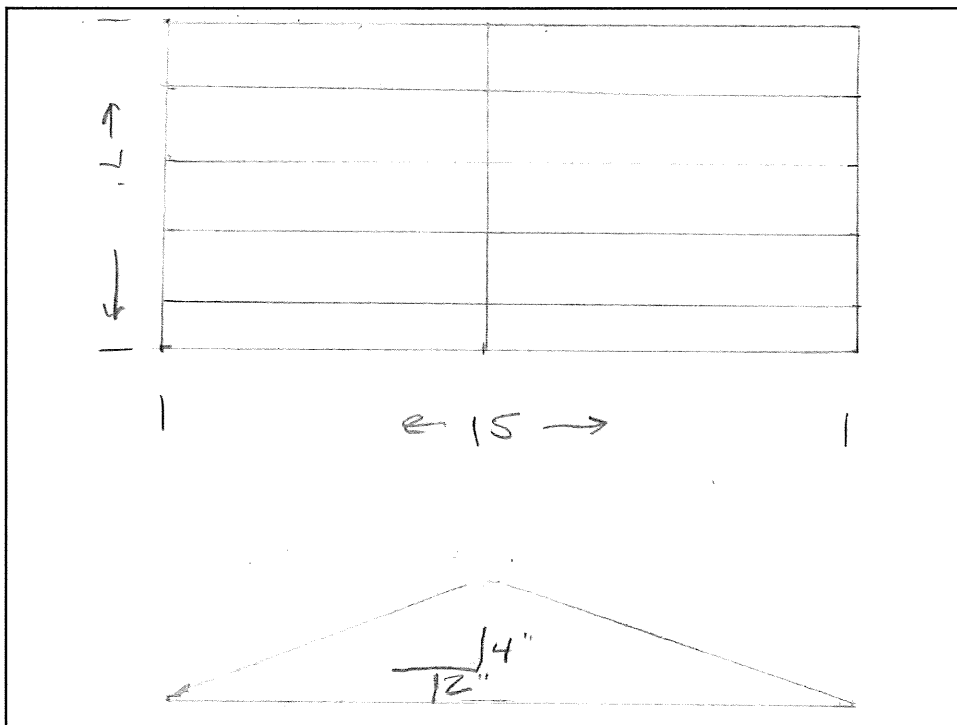
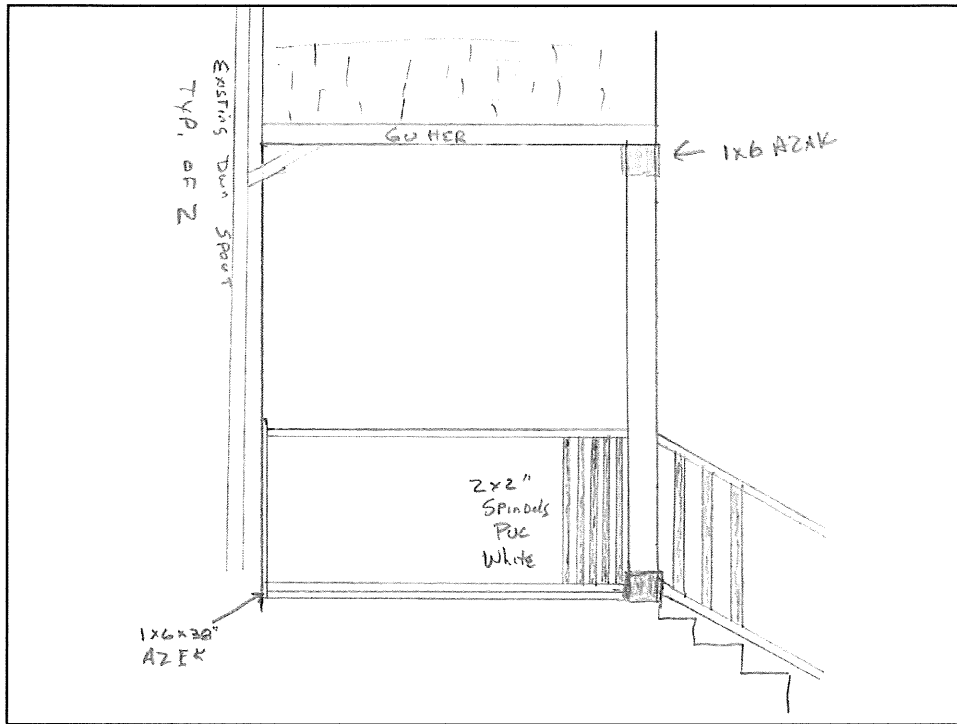
2155 Olive Avenue

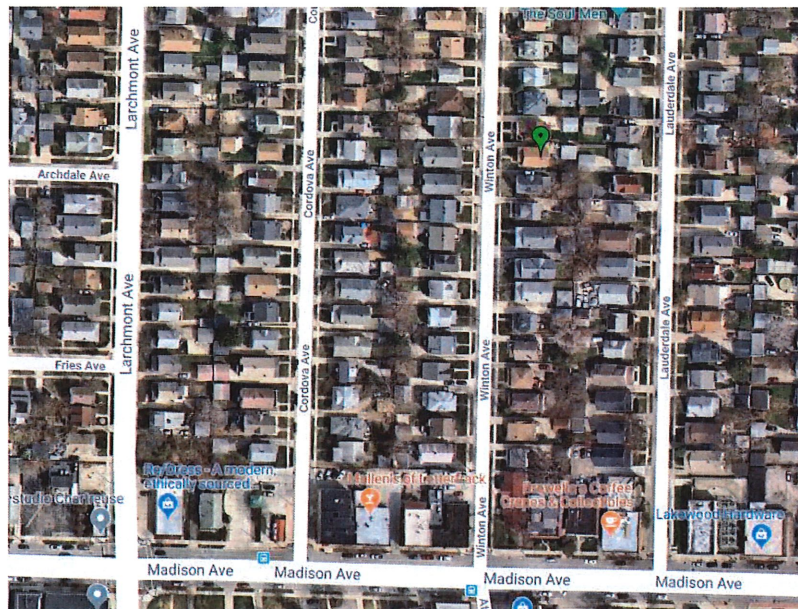
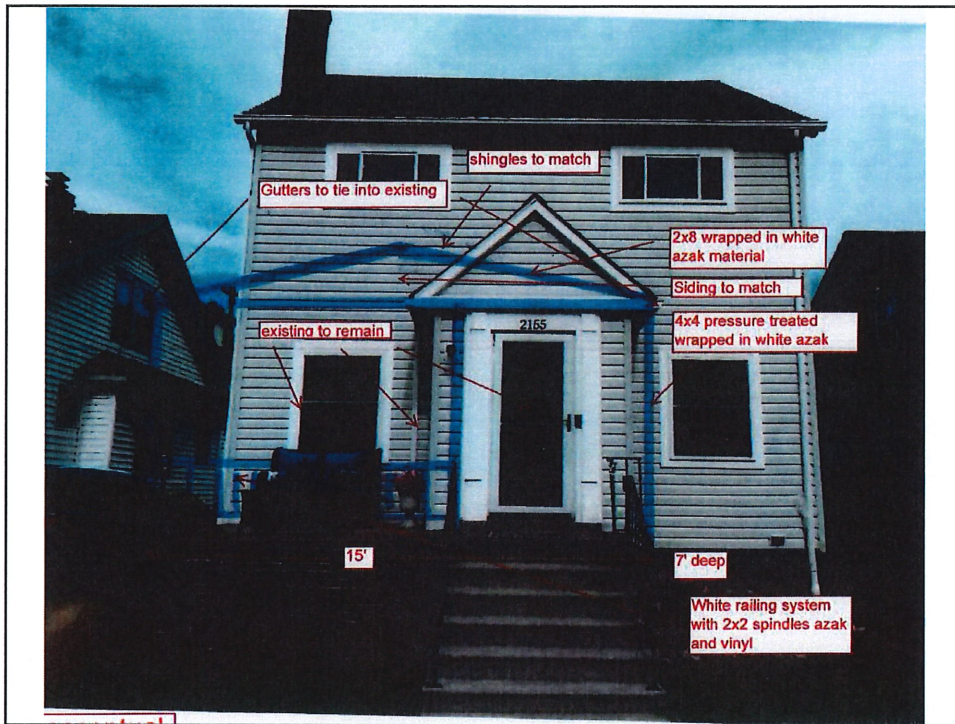




2155 Olive Avenue





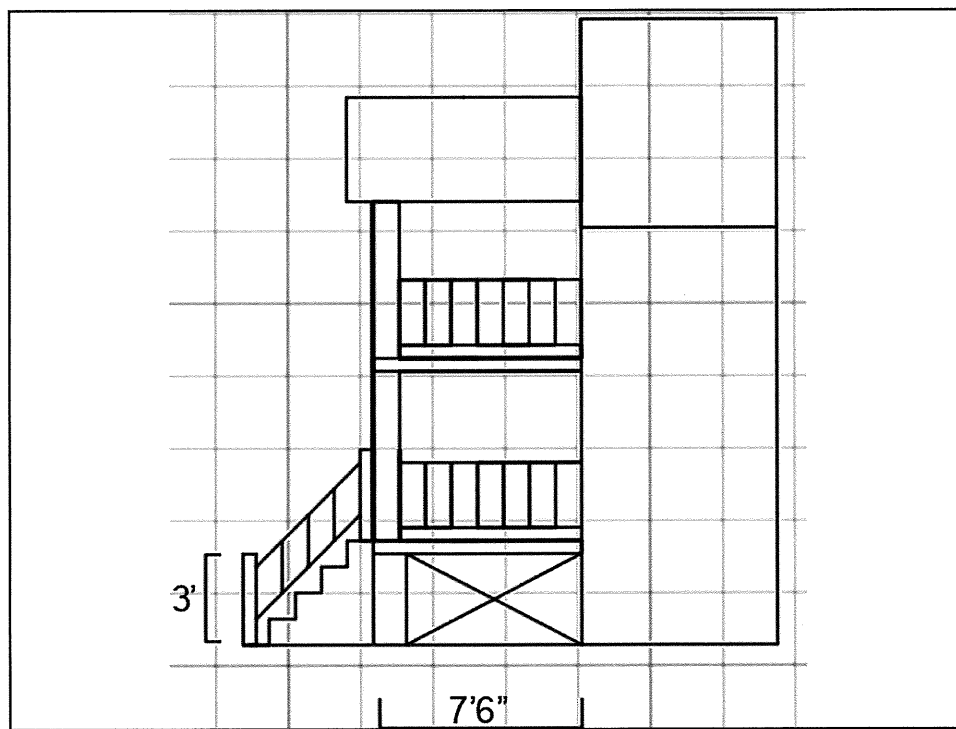
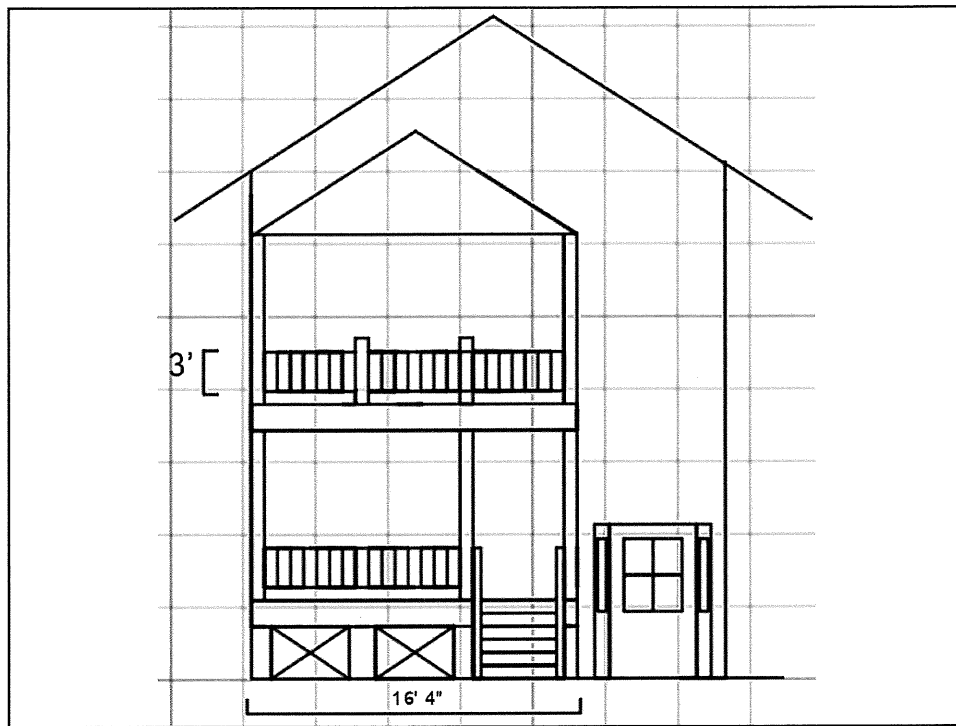


1623 Winton Ave



1623 Winton Ave







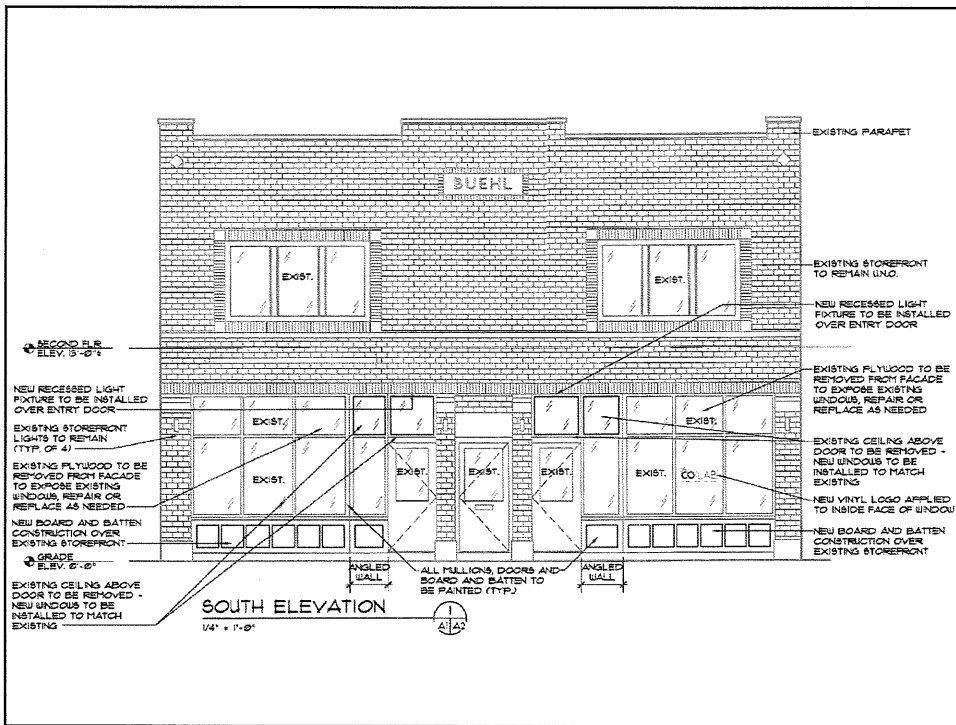
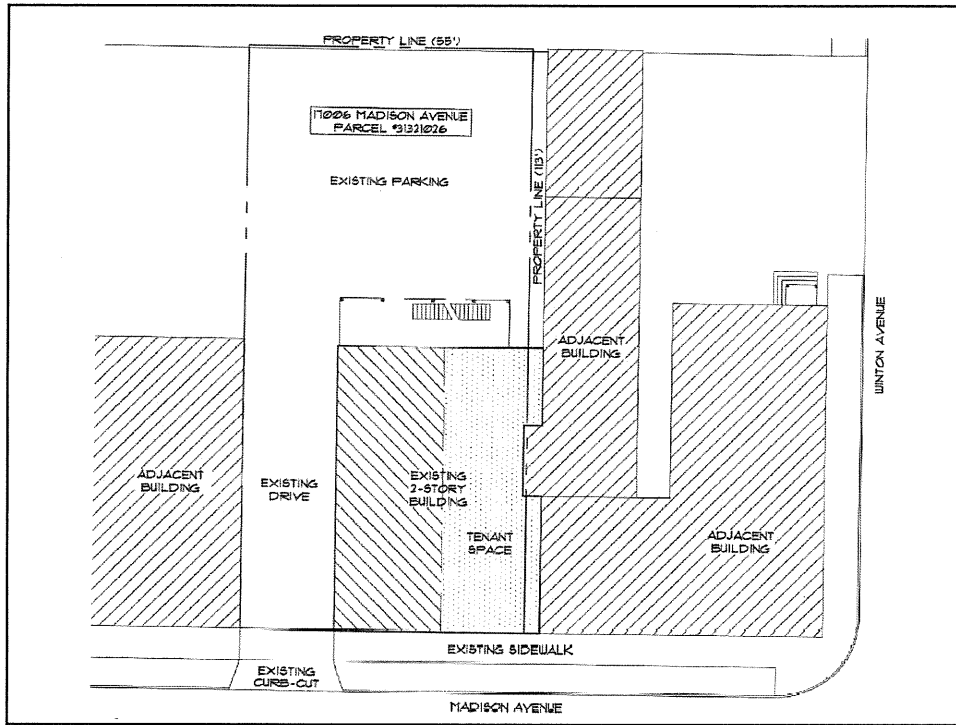
Inspiration



**17008 Madison Ave
CoLab**



**17008 Madison Ave
CoLab**

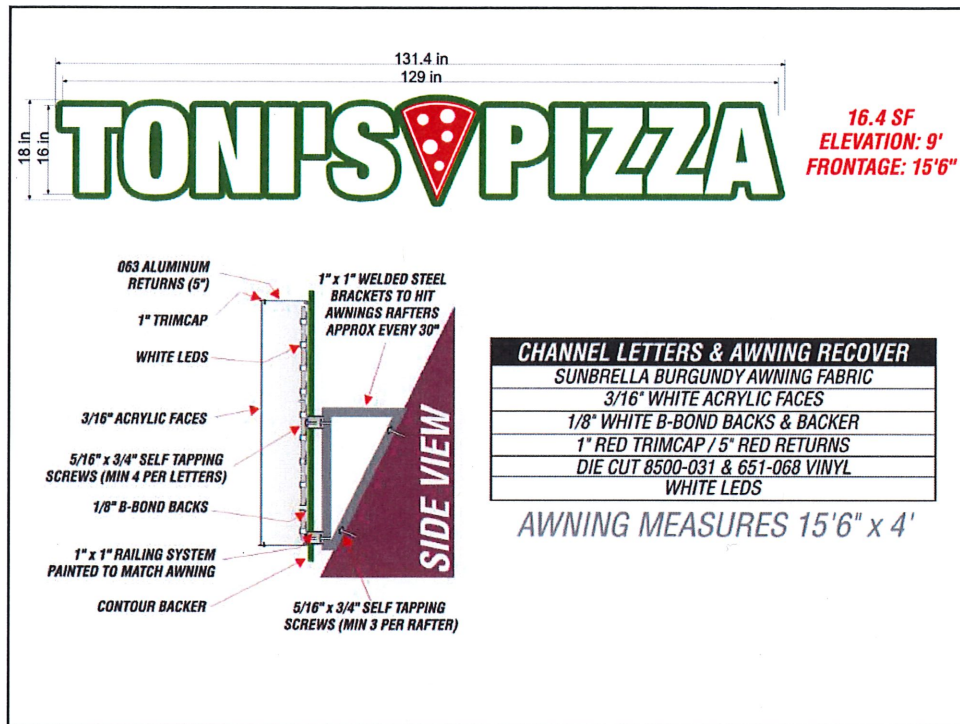




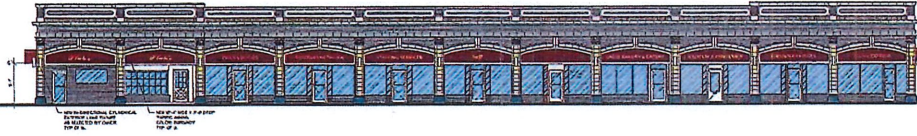
**13619 Detroit Ave
Toni's Pizza**



**13619 Detroit Ave
Toni's Pizza**



Comprehensive Sign Package Approved: May 2015



COMPREHENSIVE SIGN PACKAGE

24. Docket No. 05-47-15

C 13601-21 Detroit Avenue

- ☐ Approve
- ☐ Deny
- ☐ Defer

Dimitrios Gountis
15217 Madison LLC
15400 Madison Avenue
Lakewood Ohio 44107

The applicant requests the review and approval of a comprehensive sign package; awnings with business names, logos and lighting. (Page 160)

Dimitrios Gountis was present to explain the request.

The Board liked the look of the building updating.

Public comment was closed. City administration recommended approval and added if an individual tenant wanted to add window signage, the tenant would have to appear before the Board.

A motion was made by Mr. Orban, seconded by Mr. Robar to APPROVE the application with the stipulations there is no exposed conduit for the lighting, the lighting fixture can be administratively approved, and approval is for awnings (logos, dimensions, color) to match the O'Toole's business. All of the members voting yea, the motion passed.



**13702 Detroit Ave
Synergy Home Care**



152.375" w x 15" h in.
SYNERGY® HomeCare letter dimensions



15' w x 2' h ft.
SYNERGY® HomeCare Sign



Communication:
Mural – 15527 Madison Ave

Public Art Communication:

- This is a:
 - Non-Commercial Mural (not a sign)
 - Privately Funded (not a City program)
 - Application is not regulated by *City Code*
 - maintenance of the mural is regulated by Building Code (Chapter 13)
- Request:
 - ABR's guidance on implementation
 - Public input
 - Communications are "Received and Filed"
 - Vote is not taken on a Communication



